



Augusta County Planning Commission  
Planning Commission  
Tuesday, June 11, 2024 – 7:00 PM

MEMO

[June 11, 2024 Meeting Notice](#)

[0A\\_June PC Notice.pdf](#)

[0B\\_June\\_2024\\_PC\\_Agenda.pdf](#)

1. **CALL TO ORDER**

2. **APPROVAL OF THE MINUTES**

A. [Approval of the Regular and Called Meeting on May 14, 2024](#)

[3\\_May 14, 2024 Planning Commission Meeting Minutes.pdf](#)

3. **PUBLIC HEARING**

A. [An Ordinance to amend Chapter 25. Zoning. Division A. Article I. General Provisions. Section 25-4. Definitions.](#)

[4A\\_25-4 Definitions\\_Companion Pigs Staff Report.pdf](#)

B. [An ordinance to amend Chapter 25. Zoning. Division A. Article I. General Provisions. Section 25-54.1. Uses accessory to single-family residences.](#)

[4B\\_25-54.1 Uses accessory to single-family residences\\_Companion Pigs Staff Report.pdf](#)

C. [An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial \(GI\) Districts. Section 25-382. Permitted Uses.](#)

[4C\\_25-382 GI Permitted Uses Recycling Plants Staff Report.pdf](#)

D. [An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial \(GI\) Districts. Section 25-384. Uses permitted by Special Use Permit.](#)

[4D\\_25-384 GI Uses permitted by Special Use Permit Recycling Staff Report.pdf](#)

E. [A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232.](#)

[4E1\\_Elm Spring Solar II Final Executive Summary.pdf](#)

[4E2\\_Elm Spring Solar II Final Staff Report.pdf](#)

[4E3\\_Elm Spring VAB Maps.pdf](#)

[4E4\\_Responses to Elm Spring Solar II Draft Staff Report \(FINAL\).pdf](#)

[4E5\\_ElmSpringII\\_SUP Site Plan\\_20240409.pdf](#)

[Elm Spring II\\_SUP Application Package\\_20231211.pdf](#)

4. **MATTERS TO BE PRESENTED BY THE PUBLIC**

5. **NEW BUSINESS**

6. **OLD BUSINESS**

7. **MATTERS TO BE PRESENTED BY THE COMMISSION**

8. **STAFF REPORTS**

9. **ADJOURNMENT**

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**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION: MEMO**

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**  
N/A

**EXECUTIVE SUMMARY:**

**ATTACHMENTS:**

[0A\\_June\\_PC\\_Notice.pdf](#)

[0B\\_June\\_2024\\_PC\\_Agenda.pdf](#)



**COUNTY OF AUGUSTA**  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
P.O. BOX 590  
COUNTY GOVERNMENT CENTER  
VERONA, VA 24482-0590



**MEMORANDUM**

**TO:** Augusta County Planning Commission  
**FROM:** Julia Hensley, Planner II  
**CC:** Timothy Fitzgerald, County Administrator  
Doug Wolfe, Director of Community Development  
**DATE:** June 4, 2024  
**SUBJECT:** June Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, May 14, 2024 at 7:00 p.m.** at the Augusta County Government Center in the Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **3:00 p.m.** for a staff briefing in the **Community Development Conference Room** and for a viewing of the site being considered during the public hearings. After returning from the viewing, the Planning Commission will have dinner in the Community Development Conference Room at 6:15 p.m.

Attached are the agenda and meeting materials for this meeting. For more materials on the Elm Spring VAB, LLC request, please go to [the Engage Augusta page](#) under "Solar Applications." If you have any questions about any of the materials, please feel free to contact us. If you won't be able to attend the meeting, please let us know as soon as possible.

JH

## A G E N D A

### REGULAR MEETING OF THE AUGUSTA COUNTY PLANNING COMMISSION

TUESDAY, JUNE 11, 2024 | 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. APPROVAL OF THE MINUTES
  - A. Approval of the Regular and Called Meeting on May 14, 2024
4. PUBLIC HEARINGS
  - A. **An ordinance to amend Chapter 25. Zoning. Division A. In General. Article I. General Provisions. Section 25-4. Definitions. Companion pigs.**

Amendment adds the definition of companion pigs as breeds of swine known as Miniature Potbellied Pigs, Vietnamese Potbellied Pigs, Juliana Pigs, or veterinarian-certified similar breeds.
  - B. **An ordinance to amend Chapter 25. Zoning. Division A. In General. Article V. Accessory Buildings and Uses. Section 25-54.1. Uses accessory to single-family residences.**

Amendment adds the keeping of companion pigs in single-family residences and regulations including the type of companion pig that is permitted, the number of companion pigs that can be kept, and the requirement for a licensed veterinarian certification to verify the type of pig that is allowed as a companion pig.
  - C. **An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial (GI) Districts. Section 25-382. Permitted uses.**

Amendment adds item V. to allow for recycling plants without the use or storage of explosives or hazardous substances as a principal use.
  - D. **An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts. Article XXXVIII. General Industrial (GI) Districts. Section 25-384. Uses permitted by Special Use Permit.**

Amendment adds recycling of explosive or hazardous substances to item C. of uses allowed in General Industrial districts with a special use permit.

- E. A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for Elm Spring VAB, LLC to construct and operate a small solar energy system (3MWac) on property owned by Elm Spring, LLC (TMP 067 78J and 067 78L) located at 2129 Jefferson Highway (US-250) in Fishersville in the Wayne Magisterial District. The total parcel acreage is approximately 81.13 acres and the proposed acreage to be developed is approximately 23 acres within the fenced project area. The parcels included in this request are located within an Urban Service Overlay District in an Urban Service Area of the Comprehensive Plan, planned for Community Mixed Use.

5. MATTERS TO BE PRESENTED BY THE PUBLIC

6. NEW BUSINESS

7. OLD BUSINESS

8. MATTERS TO BE PRESENTED BY THE COMMISSION

9. STAFF REPORTS

- A. Information for Commission – Code of Virginia, §15.2-2310

10. ADJOURNMENT



**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION:** APPROVAL OF THE MINUTES

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**  
Approval

**EXECUTIVE SUMMARY:**

**ATTACHMENTS:**

[3\\_May 14, 2024 Planning Commission Meeting Minutes.pdf](#)

PRESENT: R. Harris, Chairman  
 W. Schindler, Vice Chairman  
 C. Bragg  
 L. Howdyshell  
 R. Thomas  
 K. Leonard  
 K. McComas

J. Hensley, Planner II  
 E. Goodloe, Planner I  
 D. Wolfe, Director of Community Development

ABSENT:

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, May 14, 2024 at 1:00 p.m. in the Board of Supervisors Conference Room, Augusta County Government Center, Verona, Virginia.

\* \* \* \* \*

The Planning Commission reviewed the following requests for a Public Use Overlay and a substantial accord determination, and traveled to the following sites which will be considered at the Public Hearing:

Rezoning Request for a PUO  
 Trustees of Crossroads Baptist Church  
 TMP 066E (4) 2  
 31 Crossroads Lane  
 Fishersville, VA 22939

15.2-2232 Substantial Accord Determination  
 Augusta Solar, LLC  
 Stuarts Draft and Lyndhurst Areas

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Chairman

\_\_\_\_\_  
Secretary

PRESENT: R. Harris, Chairman  
 W. Schindler, Vice Chairman  
 C. Bragg  
 L. Howdyshell  
 R. Thomas  
 K. Leonard  
 K. McComas

J. Hensley, Planner II  
 E. Goodloe, Planner I  
 D. Wolfe, Director of Community Development

ABSENT:

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, May 14, 2024 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

**DETERMINATION OF A QUORUM**

Mr. Randy Harris stated that there was a quorum.

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**STAFF ANNOUNCEMENT**

Ms. Julia Hensley stated that Ms. Elizabeth Goodloe, Planner I, has accepted an opportunity with another locality. She expressed appreciation for Ms. Goodloe’s work and service to the County. Mr. Harris echoed his appreciation for Ms. Goodloe’s service.

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**MINUTES**

Mr. Bill Schindler moved to approve the minutes of the called and regular meeting held on March 12, 2024.

Mrs. Carolyn Bragg seconded the motion, which carried unanimously, 7-0.

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## **PUBLIC HEARINGS**

Mr. Harris stated that there were two (2) public hearings that evening.

### **Trustees of Crossroads Baptist Church**

Ms. Julia Hensley introduced the first item as a request to rezone from General Business to General Business with a Public Use Overlay for Trustees of Crossroads Baptist Church. The location of the request is 31 Crossroads Lane in Fishersville in the Beverley Manor Magisterial District. The property is located within an Urban Service Overlay District in an Urban Service Area of the Comprehensive Plan, planned for Business. The proposed usage of the property, in addition to maintaining current church services, is to add a Public Use Overlay over the church in order for Augusta Christian Academy to add high school grades.

Ms. Hensley displayed the aerial map of the property, showing the parcel included in the request outlined in blue; a zoning map of the property, indicating that the parcel is currently zoned General Business; the map of the Planning Policy Areas for the property, showing that the parcel is located within an Urban Service Area of the Comprehensive Plan, and the Future Land Use Map of the property, showing that, according to the Comprehensive Plan, the parcel is planned for Business.

Mr. Harris asked the Commissioners if they would like to discuss or had questions for staff or the applicant.

Mr. Harris opened the public hearing asking if anyone wished to speak for or against the project.

Harold Munson, 69 Entrée Way, Churchville, VA 24421, a representative of the Board of Directors for Augusta Christian Academy, spoke in favor of the addition of a Public Use Overlay due to the growth the private school has seen over the last year. In the fall of 2024, the private school will be adding 9<sup>th</sup> grade students.

Mr. Schindler asked how many additional students would be enrolling next year. Mr. Munson stated they would not have that information until likely the end of July.

Mr. Schindler made the motion to approve the request stating that the request is compatible with the surrounding development and with the Comprehensive Plan's Future Land Use designation.

Mr. Robert Thomas seconded the motion, which carried unanimously, 7-0.

Augusta Solar, LLC

Ms. Hensley introduced the second item as a request for a substantial accord determination for a large solar energy system by Augusta Solar, LLC. Ms. Hensley reviewed the process for large solar energy systems, noting that the location, character, and extent of the project was analyzed by staff and agency partners and was included in the staff report in the agenda packet. Ms. Hensley noted that the Comprehensive Plan is the 20-year vision for land use used by staff to guide future development in the County as set forth by the Board of Supervisors and residents. This public hearing will result in the Commission making a substantial accord determination pursuant to Virginia State Code Section 15.2-2232. The purpose of the "2232 Review" is to determine a project's conformance with the Comprehensive Plan. Ms. Hensley noted that the Planning Commission is a recommending body, and the request will then go to the Board of Supervisors for final approval or denial. Once this request is scheduled to be seen by the Boards of Supervisors, adjacent property owners will be notified via a letter, a new blue sign will be posted on the properties, and public notice will be published in the Staunton News Leader and on the County website.

Ms. Hensley explained the history of the project, stating that this request was initially submitted to the County in 2019 by Community Energy Solar. At that time, it was a 125-megawatt (MW) project, with approximately 1,100 fenced acres. In 2023, a different company, AES, submitted a new application that reduced the megawattage to 102 MW within 612 fenced acres with 114 acres under panel. After receiving staff's draft report, AES further reduced the project to 90 MW within 470 fenced acres with approximately 131 acres under panel.

The request before the Commission is a request by Augusta Solar, LLC to construct and operate a large solar energy system (90 MW), on property owned by several landowners in Stuarts Draft and Lyndhurst in the South River Magisterial District. Ms. Hensley displayed a list of parcels to be included in the project, and noted that parcels with asterisks will not include photovoltaic panels but rather narrow easements for medium-voltage feeder lines that connect the sites to each other.

Ms. Hensley showed an aerial map of the parcels included in the request, maps of the parcels in the request with and without the landscape buffer, a current zoning map, a Future Land Use Map, and a Planning Policy Area map showing that the parcels located in the request are located either in an Urban Service or Community Development Area of the Comprehensive Plan.

Mr. Harris asked if the applicant had a presentation they would like to present.

Mr. Matt Hooper, 4200 Innslake Drive, Glen Allen, VA, Director of Development with AES Clean Energy, presented an overview of the request. Mr. Hooper thanked the Chair and members of the Commission for hearing the project, and thanked staff for working on the project.

Mr. Hooper reiterated that tonight's request was for a 2232 Review to determine the project's conformance with the Comprehensive Plan.

Mr. Hooper then detailed his company, AES, stating they are a developer and owner-operator. Headquartered in Virginia, AES owns assets across the United States with a total of 540 solar facilities that the company operates. This includes 660 MW in Virginia in three (3) separate projects.

In regards to Augusta Solar, the proposed project is a 90 MW facility that would produce enough power to offset 14,500 homes annually. Mr. Hooper indicated that the project would be located in Stuarts Draft and Lyndhurst on 470 acres within the fenced area, with a project life of 30 to 35 years. At the end of the project's lifespan, the entire project would be removed from the land as part of decommissioning.

Mr. Hooper detailed why AES chose to request to site in Stuarts Draft. The primary reasoning for this location is the presence of a Dominion 115 kilovolt (kV) transmission line through the Stuarts Draft area. AES tried to site project in close proximity to existing infrastructure to avoid constructing additional power lines to connect to said infrastructure. The line AES is proposing to interconnect to has been studied extensively and has been found to have additional capacity for the project to be able to connect to. Connecting to this transmission line would prevent the need to upgrade to bigger or more numerous lines. PJM, the regional transmission operator, has also determined this capacity availability.

Although this project is within 470 fenced acres, the project consists of a series of pods, or solar arrays, that are spread out and are therefore connected mostly through underground infrastructure (medium-voltage feeder lines). The power generated from each of these pods would flow to a central substation, where it then connects to the electrical grid. Mr. Hooper indicated that this project was designed to fit with the terrain in this part of Virginia, and would minimize the need for grading, impacts on neighbors, and the visual impacts of rural viewsheds. This was also called out in the staff report.

Mr. Hooper discussed how the project is proposing to site in the Urban Service and Community Development Areas. As noted earlier, the current project proposed has been reduced significantly (by about 60%) from previous iterations. Specifically, land north of Target and the McKee Foods facilities has been removed from the project. In addition, the project has been designed to accommodate future utility expansions within setbacks and gaps in existing corridors.

Mr. Hooper further discussed siting in Urban Service and Community Development Areas, and noted that the Urban Service Area consists of approximately 40,000 acres. The proposed project would comprise approximately 276 acres within the Urban Service Area, or less than 1% of the total land area within this Planning Policy Area. In addition, the Community Development Area is approximately 36,000 acres. This project is proposing to site on approximately 193 acres within the Community Development Area, or approximately .005%. That said, Mr. Hooper acknowledged that AES understands the

community concern, and that the company has responded by moving away from key future development areas of Stuarts Draft such as north of the railroad along Wayne Avenue. Mr. Hooper also noted that solar development would not require any additional services from the County.

Mr. Hooper touched on the project's compliance with the Comprehensive Plan. First, the proposed project is non-permanent, and will last 30 to 35 years with the facility specifically designed to be removed at the end of its life. Mr. Hooper then discussed the economic impacts the project would result in. Construction would provide temporary employment and apprenticeships which can be beneficial to young people in the area. In addition, local business would be impacted by the construction period as AES intends to utilize local businesses. Lastly, the County would benefit from increased taxes compared to the revenue received from the properties' current taxation.

Mr. Hooper states that another benefit of the project is its temporary nature, as the land would be preserved for a future development whether that be farming, industry, or community.

In regards to visual impact, Mr. Hooper stated that AES has exceeded ordinance standards for buffering and screening in an effort to reduce any visual impacts to surrounding neighbors. This enhanced buffering using additional vegetation would adequately screen the project.

Mr. Hooper added that the land used for the solar energy system is leased, not purchased, and that the remaining parcel acreage would still be able to be utilized by landowners for uses such as farming and agricultural practices. Mr. Hooper stated that this in effect creates a transition zone, which could allow the preservation of open space between future residential developments or further buffering between future industrial development and existing residential development.

Mr. Hooper then detailed components of the proposed project that the applicant indicates meet the Comprehensive Plan, including: the inclusion of native plant species and pollinators in proposed plantings, wildlife corridors, and that the fragmentation of the proposed array pods give off the look and feel of several small-scale projects, but with the economic benefits of a large project. He also stated that this design fits in with the other small solar energy system projects that have been approved in the area.

Mr. Hooper then introduced Mr. Scott Foster.

Mr. Foster introduced himself a land use attorney with the firm Gentry Locke representing AES. Mr. Foster thanked staff for their staff reports. He stated that he wanted to speak on the legal side of the 2232 Review as it applies to the standards and approach to the analysis of the project's design and features. Mr. Foster mentioned that the 2232 Review is also known as an SIA review for substantial accordance. He indicated that this review is for public utilities, streets, parks, buildings, and structures, and public service corporations; other types of development are not put through this review process. Solar

facilities built by private developers, such as AES, are considered public utilities in Virginia State Code, and thus are subject to this public facilities review. Mr. Foster detailed how even public facilities such as schools, when not shown on the Comprehensive Plan Future Land Use Map, are subject to the same review. The purpose of this process is to allow Planning Commissions to evaluate the proposal to ensure that its general location, character, and extent are in substantial accord with the Comprehensive Plan.

Mr. Foster then detailed his analysis of the proper 2232 Review process. First, he stated that, in this context, the term “substantially” has been interpreted to mean largely, but not wholly, in accord with the Comprehensive Plan. Rather than a strict compliance test, this review does not need to be in complete alignment with every stated goal and/or policy within a locality’s Comprehensive Plan in order for the Commission to make a positive finding that the project is in substantial accord. Mr. Foster further stated that that level of specificity and analysis is reserved for whether or not the project complies with zoning ordinance and is a separate and distinct analysis that is taken up by the body that ultimately determines approval or denial of the project. In Augusta County, the Board of Supervisors makes that determination. Mr. Foster reiterated that the 2232 is more of a balancing test, and that positive findings of substantial accord only requires that the general or approximate location, character, and extent of the proposed public facility be substantially in accord with the plan. That is, not every feature of the project, and not every portion of the project area, and not every portion of the plan has to strictly conform to the letter of the Comprehensive Plan.

Mr. Foster stated that the question is rather whether the project is more in conformity than not, and if so, whether it is sufficiently conforming to reach the level of substantial, or largely, in accord with the relevant parts of the plan. Mr. Foster stated that in making this determination, the Planning Commission is legally required to account for the actual facts on the ground as they exist today along with reasonable projections about future growth and change. He further stated that speculative hypothetical scenarios cannot be the basis for a decision on a specific project. Mr. Foster then read from the Augusta County Zoning Ordinance: “The Comprehensive Plan is general in nature, serving as an advisory guide to the general or approximate location, character, and extent of each feature shown on the plan. It is a general program for the physical development of the county, intended to provide advance planning effectively and fairly. However, application of the Comprehensive Plan to specific situations requiring decisions under this chapter must reasonably account for the existing nature of the community and must reasonably anticipate the nature and extent of future growth and change.”

Mr. Foster then evaluated the project as it complies with the aforementioned mandate. He indicated that not all localities in Virginia have adopted solar siting guidance into their respective Comprehensive Plans; however, Augusta County has done so through the solar policies. These policies are highly relevant to this particular 2232 Review. Mr. Foster stated that the staff report tracks with the various tenants of the policies, and the summary of the report identifies six (6) pros and four (4) cons.

Mr. Foster then detailed staff comments in the report. Policy number six (6), balanced land uses, mentions Urban Service and Community Development Areas. Mr. Foster stressed the word “balance.” He stated that policy six (6) directs the County to balance utility scale solar land use with other important and valuable land uses for our citizens. The staff report detailed concerns with removing key areas of the Urban Service Area thereby depriving the County of the ability to use that area for other types of development. Mr. Foster stated that applying the standard of review that he just outlined requires the need to look at whether the location of this project within the Urban Service Area would substantially compromise the intent of the Urban Service Area. Mr. Foster indicated that in this case, the parcels south of the railroad tracks are an ideal location for solar. In his view, these parcels occupy less than 1% of the Urban Service Area. In AES’ view, this will not compromise the purpose and intent of the Urban Service Area and is in keeping with the balance concept as required by the Comprehensive Plan. Furthermore, using 1% of the Urban Service Area for solar is 100% in compliance with a directive of balancing urban utility scale solar land use with other types of development. Mr. Foster further stated that solar is an impermanent use, and the associated land, once the project is decommissioned, will be repurposed and ready for any future use, whether that is agricultural, industrial, or otherwise. Mr. Foster stated that if the Commission was reviewing a mega solar array on contiguous parcels with thousands of acres of panels taking up prime industrial parcels, he would argue it would not be in substantial accord with the Comprehensive Plan. He indicated that this project is the opposite of that type of project being that it is thoughtfully designed, avoids parcels with the highest development potential, and places a small amount of panels on the most appropriate parcels leaving surrounding land open for development. He stated that in his opinion, that is not only in substantial accord with the plan, but spot-on with the plan.

Mr. Foster went on to state that Policies seven (7) and twelve (12) relate to the same issue, with how the project has been designed with multiple small, noncontiguous pods in a development area. He stated that the project’s dispersed design is more in conformity with the Comprehensive Plan on those two points than if it had been one contiguous scheme of development. He mentioned that the policy looks unfavorably on clustering of solar projects; a comment on this project as it relates to other projects that have been approved along Wayne Avenue, yet is also faulted for being fragmented. Mr. Foster stated that this fragmentation avoids clustering, and improves viewsheds by allowing the individual arrays to be sited on the best parcels out of sight and away from residences and sensitive areas. This would ultimately allow for the maintenance of rural character preservation of trees and open space, as well as infill development in the right areas that is in keeping with the mission of the Urban Service Area.

In regards to the policy involving rural viewsheds, Mr. Foster stated that the site areas still look and feel very rural, with the exception of the parcels near existing industrial development. Mr. Foster detailed that the plan encourages higher intensity development, including residential development, in the area where this project is proposing to locate. He reiterated that this solar project is an impermanent use. If the goal is preserving rural viewsheds, Mr. Foster stated that project parcels areas will be well buffered. This impermanent use would eventually be decommissioned, which would allow for the land

to be returned to farmland or whatever the future use may be. In his position, this project strikes the right balance and does a good job harmonizing the plan's competing policy goals. Mr. Foster made a final point in regards to Site Areas 1 and 3, which are located in the Urban Service Area, and the relationship with the Augusta County Service Authority (now Augusta Water). He mentioned that it has been mentioned that the project's utilization of 1% of the Urban Service territory would inevitably lead to Service Authority investments being wasted. He detailed that in the Service Authority's comments, it was mentioned that other than the presence of sewer mains in Area 1, and undefined long-term system master planning for Area 3 for potential and unbudgeted future water main system across the frontage of that parcel, having solar in these areas does not interfere with any infrastructure or public infrastructure necessary for the development of the remainder of the Urban Service Area.

Mr. Foster reiterated that the site selection, particularly under the revised project, was deliberate and thoughtful in this regard. Even if there is some speculative loss of future Urban Service Area customers that would come with other uses such as home or industrial facilities, AES said they are willing to mitigate that impact by offering an upfront payment of five million dollars (\$5,000,000.00) along with annual payments equivalent to solar revenue share which escalates annually. These payments are permitted by statute, whether as a condition to the Special Use Permit, or the Virginia State Code 15.2-2288.8 fee, or as a term of a siting agreement if the Board chooses to negotiate one. AES' proposed condition mirrors that \$5,000,000 language. Mr. Foster indicated he believes this is a good deal for the County, since the County would receive the revenue associated with those higher intensity uses, but without the negative impacts of a higher intensity use. He stated there would be no noise, no fumes, no traffic, and no people. He believes this is a positive outcome that strikes a balance between renewable energy, future growth and development, and private property rights while strengthening the economy for Augusta County citizens. AES' goal for this project is to be an exemplar of utility scale solar done right, providing the community with the economic benefits of a large project, while maintaining a scale and design that has the look, feel, and function of a few carefully sited small projects.

Mr. Foster stated that when the Comprehensive Plan is applied fairly to all, and when it is interpreted in a way that is also consistent with the County's ordinance, it is clear that the project as a whole is in substantial accord with the Comprehensive Plan. Mr. Foster noted that he and Mr. Hooper are available to answer any questions from Commissioners, and thanked the Commission for their time.

Mr. Hooper also thanked the Commission for their time, and shared a slide with a review of the project's overall vision.

Mr. Harris thanked the applicant, and asked the Commissioners if there was any discussion or questions for the applicant.

Mr. Kyle Leonard indicated he had a question for Mr. Hooper. Mr. Leonard stated early on in the presentation, Mr. Hooper detailed the number of acres in the Urban Service

Area and Community Development Area. Mr. Leonard asked if that number was the number of acres under panel, number of acres fenced in, or total parcel acreage.

Mr. Hooper indicated that number was referring to acres within the fence, and the remainder of those parcels would still be available.

Mr. Leonard asked if the remainder of those parcels were wetlands that couldn't be used or for the buffer area, meaning they couldn't be used. Mr. Leonard asked if that was correct or if they could be used.

Mr. Hooper indicated that the wetland areas in the Urban Service Area would not be able to be developed, but would still be able to be utilized for farming. Mr. Hooper indicated that there would be area within the buffers in addition to area outside of the buffers that could still be used. Mr. Hooper also mentioned that in some areas, they are planning additional buffering, but that the area between the buffers could be used for development.

Mr. Leonard asked if Mr. Hooper had the total parcel acreage that were discussed.

Mr. Hooper indicated that he only had the acreage within the fence as that is what would be taken up by the facility.

Mr. Leonard stated that a lot of the remaining land on the parcels could not be used either, and that they would be affected as well.

Mr. Harris asked if any other Commissioners had questions or comments. Seeing none, he opened the public hearing.

Mr. Bob Baumler, of 52 Canada Court, Stuarts Draft, VA 24477, spoke in opposition of the request. Mr. Baumler indicated that he lives in the Hamptons neighborhood off of Patton Farm Road, and that his yard is adjacent to the proposed solar site. He stated that he lives in a community with retired and elderly residents who signed a petition opposing the solar site. He indicated that members of his neighborhood wanted to participate in the public hearing, but instead signed the petition. Mr. Baumler stated that Stuarts Draft is a retirement area for a quieter, simpler life, which is one of the reasons he bought a house in this neighborhood. When considering a project that will affect large amounts of the population for generations to come, we must be absolutely sure of the effects of this decision. Mr. Baumler stated that if approved, residents would have to deal with one (1) year of construction, composed of noise, dust, and glare from the panels Monday through Saturday from 7:00 AM to 8:00 PM. He reiterated that his property is directly adjacent to the project, and would result in a change of lifestyle. Mr. Baumler expressed concern regarding the composition of the panels. Focusing on short-term financial benefits without considering long-term consequences by putting industrial power plants on agricultural land is irresponsible. Mr. Baumler stated that farmland lost is farmland lost forever.

Mr. Roger Hendricks, of 241 Cherokee Drive, Stuarts Draft, VA 24477, spoke in favor of the request. Mr. Hendricks stated that he does not see a problem with the request. He

mentioned that the project would be buffered and screened from view. Mr. Hendricks also detailed how the project would add revenue to the County, which it could probably use to alleviate or offset property taxes that have basically doubled. The additional revenue from this project could be used to help lower the tax rate. Mr. Hendricks indicated that the tax assessment on his property went from \$370,000 to \$680,000, which is over double what it will now cost him in terms of taxes owed. Any time we can approve something that is not emitting things into the environment, is going to generate revenue, is in line with the progress in the world today, is avoiding tearing up the ground or fracking the ground, and will be dismantled almost as quickly as it goes up, Mr. Hendricks has no problem with.

Mr. Eric Martin, of 18 Laurel Street, Harrisonburg, VA 22801, spoke in favor of the request on behalf of Ruth Martin and Martin Family Farms, who own property north of the Target Distribution facility. Mr. Martin indicated that their farmland was once part of the project, but has since been removed. Although disappointed to have had to remove these parcels, Mr. Martin is still in favor of the project. Since the initial application in 2019, the project has been reduced by more than half the size. Mr. Martin stated that the Planning Commission voted to approve the previous project, and the Board of Supervisors denied it. Mr. Martin stated that his family continues to support the project for environmental, regional, and local reasons. Mr. Martin noted that the need for power continues to grow throughout Virginia, and large scale, sustainable energy meets the spirit of the Comprehensive Plan's principal of balance. He stressed that the Comprehensive Plan and Planning Commission are in place to ensure the long-term common good of the community is kept in balance with the individual rights of property owners.

Ms. Jane Gunter, of 402 Shalom Road, Waynesboro, VA 22980, spoke in opposition of the request. Ms. Gunter lives across the road from one of the proposed parcels in the request. Ms. Gunter indicated she does not believe the project is incompatible with surrounding development. Ms. Gunter detailed how the previous project's planting and buffers were redesigned to allay her concerns. She shared landscape design plans from the previous project and current project. Ms. Gunter said that she reached out to the current developer, and did not receive a reply. She indicated that it has been stated that potentially more undesirable uses could be approved if this request is denied. Ms. Gunter would prefer a neighborhood environment or the continuation of farming practices on the aforementioned parcel. Ms. Gunter would not object to the project if the following were met: the panels were set back 1,000 feet from the road; and the panels were screened with taller plantings that screened them from her property.

Mr. Rick Pfizenmayer, of 30 Round Hill Drive, Stuarts Draft, VA 24477, spoke in opposition to the request. Mr. Pfizenmayer stated that he is a member of the Comprehensive Plan Steering Committee, and that this request is not in substantial accord with the plan. He noted that the project was fragmented, and located in the Urban Service and Community Development Areas, and as a result was not compliant with a number of policies in the Comprehensive Plan. Mr. Pfizenmayer noted that the staff report calls out the following: clustering and fragmentation would affect the rural character of the County, clustering of previously approved solar facilities along Wayne Avenue, and a negative impact on the rural viewshed. Mr. Pfizenmayer reiterated that for these reasons,

the Commission has justification to find the request not in substantial accord with the Comprehensive Plan. Mr. Pfizenmayer also stated that there are higher and better uses for these parcels, including housing. He stated that given the planned future uses, this project does not belong in Stuarts Draft or Lyndhurst. Mr. Pfizenmayer stated that the proposed buffers and discussion of a possible greenway do not resolve the conflicts of the project, or mitigate the impacts on surrounding properties.

Mr. David Smith, of 131 Hampton Drive, Stuarts Draft, VA 24477, spoke in opposition of the request. Mr. Smith stated that tonight's presentation was overwhelming to the average citizen. He indicated that his biggest concern was having to drive past the proposed project daily. Mr. Smith stated that he is not against solar usage. He did not feel that the presentation spoke to any direct benefits to the community.

Mr. Dean Anderson, of 28 Queens Court, Stuarts Draft, VA 24477, spoke in opposition of the request. Mr. Anderson indicated that the proposed project is not a farm, but rather a plant that renders farmland useless. He stated that solar panels do not produce energy at night, and are subject to damage from severe weather. In his opinion, panels should be located in drier, sunnier areas. Mr. Anderson also is against siting solar facilities adjacent to housing developments like the Hamptons. Mr. Anderson stated he disagrees with how panels are manufactured. He indicated that solar technology is difficult to recycle due to the low number of recycling facilities.

Ms. Lisa Burns, of 9 Canada Court, Stuarts Draft, VA 24477, spoke in opposition of the request. Ms. Burns stated that she does not believe the project is in substantial accord with the Comprehensive Plan. She reiterated that the plan is a long-term guide, and that the rural viewshed is a treasured part of the plan. Ms. Burns stated that siting in the Urban Service and Community Development Areas are contrary to the balanced uses in the plan. She indicated that this proposal is counter to the balance of future planned residential uses on many of the subject parcels. Ms. Burns added that existing resources and previous investment in the County would be wasted if the project were approved. She stated she does not think this request is sensitive to the surrounding properties. She also stated that two (2) of the five (5) sites in the request are not in substantial accord due to their proximity to already approved solar facilities. She reiterated that the proximity to existing residential development would have an adverse effect on the character of the neighborhoods. Ms. Burns stated that the plan uses the language, "undue adverse impact" multiple times. She also stated that the plan advocates for the protection and preservation of natural resources and open spaces.

Ms. Rebecca Early, of 2400 Stuarts Draft Highway, Stuarts Draft, VA 24477, spoke in opposition of the request. Ms. Early mentioned the chemical composition of the panels. She also detailed incidences of weather damaging panels. She stated that she would prefer alternative methods of electric generation to solar panels. She noted that alternative generation methods create more jobs than solar generation.

Mr. Stan Sikorski, of 169 Benz Road, Waynesboro, VA 22980, spoke in opposition of the request. Mr. Sikorski detailed how previous larger scale projects led to the solar update

of the Comprehensive Plan in 2021. He also reiterated concerns that the local community will not benefit from the project. Mr. Sikorski mentioned that he had concerns about the local environment, and whether projects like these could lead to battery storage projects in the County. He also shared his concerns about who will pay for the decommissioning of the project. Mr. Sikorski would prefer that the Planning Commission focus on residential growth and growth in enterprise.

Ms. Carrie Eheart, of 940 Patton Farm Road, Stuarts Draft, VA 24477, spoke in opposition to the request. She indicated that she lives across the road from the Hamptons neighborhood, and supports any opposition from residents of that community. Ms. Eheart mentioned that solar development fractures farmland in the community. Ms. Eheart stated that she is not opposed to solar in general or property owners choosing what to do with their land. She also stated that her neighborhood's rights matter in addition to the landowners in the project. Ms. Eheart noted that the electricity generated will not benefit the community directly. She stated she does not believe this project fits in with the Comprehensive Plan.

Mr. Leonard Poulin, of 195 Woodland Place, Lyndhurst, VA 22952, spoke in favor of the request. He noted that his property abuts up to the Waynesboro Nurseries property. Mr. Poulin indicated that he looks at this request from an objective standpoint. Mr. Poulin mentioned the property owners associated with the project, and how they have been contributing to the local economy for generations. Mr. Poulin stated that property rights need to be taken into consideration, and this project would allow property owners to generate passive income and retain the land for future generations. He stated that he believes a solar facility is similar to other farming practices. Mr. Poulin indicated that there are a number of issues that are driving solar development, including phones that, through apps in the cloud, utilize large amounts of electricity. Mr. Poulin also noted that alternatives to solar are minimal. He stated that it is counterintuitive to want to develop residential and industrial uses, but not utilize solar as a means to offset the increased energy needs those uses would generate.

Ms. Jackie Brady, of 48 Kennedy Ridge Court, Stuarts Draft, VA 24477, spoke in opposition of the request. Ms. Brady is concerned with runoff and contamination of topsoil. She also noted concerns regarding the visual impacts of the project, and wildlife concerns. She also questioned what occurs after decommissioning, and expressed concerns about property value impacts to adjacent and nearby properties.

Mr. Bobby Whitescarver, or 164 Whiskey Creek Road, Churchville, VA 24421, spoke in favor of the request. Mr. Whitescarver stated that he strongly believes that this project is in substantial accord with the Comprehensive Plan. He indicated the proposed project is a carefully sited renewable clean energy generation plant. He stated that the Comprehensive Plan is a guide, not an ordinance, and this project is in substantial accord. Mr. Whitescarver noted that, according to the American Planning Association, the Chesapeake Bay Foundation, the Alliance for the Shenandoah Valley, and other organizations, this project meets all the requirements of a well sited solar facility. In addition, this project honors the property rights of landowners.

Mr. Steve Morelli, of 104 Fall Ridge Drive, Stuarts Draft, VA 24477, spoke in opposition of the request. Mr. Morelli stated that the plan uses the words strongly discourage, and that this project does not meet the plan. Mr. Morelli mentioned that good soil is prevalent in Stuarts Draft, and we should not take up the best farmland for solar. Mr. Morelli mentioned several sites throughout Virginia that have had issues with approved solar facilities.

Mr. Randall Wolf, of Courtney Woods Lane, Stuarts Draft, VA 24477, spoke in favor of the request. Mr. Wolf stated that he thought AES was successful in demonstrating a number of positive impacts the proposed project would have on the community. The first was revenue the County would receive. He also indicated that the landowners are multigenerational, and are interested in remaining in the area. Mr. Wolf stated that the land proposed to be developed in this project won't necessarily preserve farmland, since many of the project parcels are planned for future residential development. He also stated that solar development would preserve open space. Mr. Wolf said that poultry houses could be built within 50 feet of existing residential development without having to have a public hearing. He indicated that the nearby industrial uses produce noise and odor pollution, and can be heard from residential properties located close to the facilities. Mr. Wolf stated that he felt that an industrial building interferes with the rural viewshed more than solar development. He also indicated that other uses pollute waterways more than the proposed solar project would.

Ms. Jennifer Vela, of 203 Hampton Drive, Stuarts Draft, VA 24477, spoke in opposition of the request. Ms. Vela indicated that she grew up in Augusta County, moved away as an adult, and then moved back when it was time to raise a family. She noted concerns about viewsheds if the project were to be developed. She also expressed doubt that the land outside of the fenced area will continue to be farmed. She noted that the approximately \$10 million (\$10,000,000) in revenue that the project is proposing would amount to roughly \$300,000 per year, and questioned whether that money was worth the development of the solar facility.

Ms. Nancy Sorrells, of 3419 Cold Springs Road, Greenville, VA 24440, spoke in favor of the request. Ms. Sorrells stated that she supports the project, and that it is in substantial accord with the Comprehensive Plan. Ms. Sorrells detailed her background in service to the County. Ms. Sorrells stated that, although the parcels are currently zoned agriculture, they could be developed into higher intensity uses due to planned future uses and being located in a significant growth area of the County. Ms. Sorrells noted that the Comprehensive Plan's purpose is to inform the decision-making process on rezoning and development applications. Ms. Sorrells stated that this request is neither, but rather a long-term temporary request that would retain the underlying zoning designation. She further stated that the project could assist in preserving open space, and noted that the applicant has carefully designed the project to minimize the impact on rural viewsheds. In addition, Ms. Sorrells stated that the applicant has made efforts to ensure the protection of water and soil on the subject parcels. Ms. Sorrells noted that the applicant has recognized that this project would be sited in the Urban Service Area, and has proposed

walking trails to connect area neighborhoods. The project also intends to contribute financially to the County over its lifespan without an impact on public services. Ms. Sorrells mentioned hearing wishes for the proposed subject parcels to remain farmland; however, noted that the Future Land Use Map calls for future residential development. She also stated that Augusta Water has indicated preference for the land to be rezoned to uses that would increase their customer base. Ms. Sorrells stated her belief that the proposed project is the best use of the land in this area if the intent is to preserve agricultural land. Ms. Sorrells stated that this project would be good for the landowners, the environment, the County budget, and the citizens.

Mr. Wayne Nolde, of 210 Cider Mill Road, Mount Sidney, VA 24467, spoke in favor of the request. Mr. Nolde mentioned that approval of the project would create an income stream for the County. Any residential development on these parcels would increase the need for public services, and potentially increase taxes. Mr. Nolde noted that although he does not live adjacent to the project, he believes the applicant has done due diligence in reducing the scope of the original project and to provide buffering, setbacks, and other mitigating factors to make this project in substantial compliance with the Comprehensive Plan. Mr. Nolde also noted that if this land were to remain undeveloped for thirty (30) years, other areas in the County would develop thereby impacting Augusta Water. Mr. Nolde stated that in his conversations with staff, they have indicated that all areas of the Urban Service Area are not expected to be entirely built out over the next thirty (30) years. He noted that if it were, taxes would substantially increase in order to cover the costs of an increased need in services. Mr. Nolde further stated that if this project were to be approved, the County would receive additional revenue without having to provide those aforementioned services. Mr. Nolde mentioned that the reason for siting the project in Stuarts Draft ultimately has been driven by the existence of an available transmission line. He also noted that in his assessment, locating the facility on the proposed project parcels would not prevent Augusta Water from expanding infrastructure. In addition, the temporary nature of this project would preserve farmland and rural character, and could remain available for future housing development in the future.

Mr. Harris asked if there was anyone in the audience that did not sign up that would like to speak.

Mr. Jacob Cook, of 1482 Stuarts Draft Highway, Stuarts Draft, VA 24477, spoke in favor of the request. He stated that approval of this project would save necessary parts of the economy and culture of the area. Mr. Cook indicated there are two (2) options for this land: a solar development that would bring in annual revenue which would preserve farmland, the culture, and natural beauty of the area; or the development of factories and housing that are more permanent. Mr. Cook mentioned that there have been a number of arguments regarding solar panels, and stated that some are valid and some are misconceptions. Mr. Cook outlined multiple technologies that can assist in the recycling or disposal of panels. He also noted that waste from solar panels was less significant than waste from some agricultural practices. Mr. Cook acknowledged the preference to preserve farms; but spoke to the infeasibility of preserving them indefinitely. He reiterated

previous comments that if not approved, these parcels could be developed into industrial, residential, or other uses that would increase the need for public services.

Mr. Matthew Owen, of 330 Shalom Road, Waynesboro, VA 22980, spoke in opposition of the request. Mr. Owen spoke on behalf of his wife, who could not attend the public hearing. Mr. and Mrs. Owen own approximately 50 acres on Shalom Road, which was purchase at market value. Mr. Owen stated that they bought the land with the Comprehensive Plan in mind, knowing that the adjacent property was planned for residential and not industrial. Mr. Owen indicated that they first received a mailing regarding this project in 2019, and have been discouraged by the project ever since. Mr. Owen stated they have driven by existing solar developments in the County, and are dissatisfied with the aesthetics. Mr. Owen stated concerns that an adjacent solar development would affect their property values. Mr. Owen noted that the discussion of property rights goes both ways. Mr. Owen indicated his hope that the Commission would oppose the project.

Mr. David Fitzgerald, of 147 Wayne Avenue, Stuarts Draft, VA 24477, spoke in favor of the project. Mr. Fitzgerald detailed his employment background. Mr. Fitzgerald spoke about industrial voltaics. He stated that he expected to see solar panels being utilized in a number of different ways in the future due to the expected increase in the number of electric vehicles. Mr. Fitzgerald also stated that he would like to see Augusta County continue to look forward.

Mr. Max Quillen, of 73 Hibernia Circle, Lyndhurst, VA 22952, spoke in favor of the request. Mr. Quillen stated that this project is in substantial accord with the Comprehensive Plan, specifically noting balance. Mr. Quillen quoted the 2014/2015 Comprehensive Plan update, which stressed the importance of balancing the common good of the community with future development and the rights of individual landowners. He noted several other sections of the Comprehensive Plan that stress property owner rights. Mr. Quillen noted that his rights as a property owner include the right to keep land within the family, and how the project would enable his family to do so. The family would prefer to keep the land rather than sell it for industrial or residential development. Mr. Quillen further stated that owners should be able to determine the best use of their property, especially when within current zoning regulations. Mr. Quillen also noted that farmers do not practice agricultural for the visual benefit of neighbors, but rather do so as a business operation. He added that he has spoken with multiple property owners nearby the project who are in support of the project. He noted that this project would not require water and sewer infrastructure, generate additional jobs, and increase the tax base. Mr. Quillen reiterated his belief that the project is balanced, and has been reduced significantly from the original proposal, which was previously approved by the Planning Commission. Mr. Quillen asked that the Commission vote that the project is in substantial accord with Comprehensive Plan.

Mr. Edward Mullen, of 629 Churchville Avenue, Staunton, VA 24401, spoke in favor of the request. Mr. Mullen mentioned the presence of other industrial facilities in Stuarts Draft, and the potential effects of them going out of business. He noted that there have been incidences of industrial facilities closing and causing blight, such as DuPont. He

spoke on the possibility of a solar facility operator not removing panels, and indicated that the removal of panels is less of an effort than revitalizing a blighted industrial facility that has ceased operations.

Mr. Harris invited the applicant to return to the podium to address the comments during the public hearing.

Mr. Hooper thanked all of the speakers. He noted that they take feedback, both positive and negative, seriously, and are continually working to improve the project. Mr. Hooper addressed a number of different topics covered. First, he spoke about comments regarding toxicity of panels, stating that the number of solar panel manufacturers in the United States is increasing. He noted that panels that are imported into Virginia are required to meet high standards, and many of the concerns brought up during the public hearing are not applicable to the panels that would be utilized in this project. Mr. Hooper added that AES prefers to recycle panels, and that the average lifespan of the panels intended for use in this project is approximately thirty (30) to thirty-five (35) years. Mr. Hooper noted that over the course of the project's lifetime, the number of panel recyclers is expected to increase.

Mr. Hooper then touched on how the project parcels are intended for more intense uses, so would likely not remain agricultural land in the future. He further stressed the temporary nature of the project. In regards to fragmentation and clustering, Mr. Hooper stated that one 470-acre site would have more of a visual impact than the project as it is currently proposed. He noted that the intent of the design was to mitigate those visual impacts by effective siting and screening.

Mr. Harris then closed the public hearing.

Mr. Harris asked if there was any discussion from the Commissioners, or if there was a motion.

Mr. Schindler asked for a brief recess. Mr. Harris granted a five-minute recess.

Mr. Harris asked if there was any discussion from the Commissioners, or if there was a motion.

Mr. Larry Howdyshell indicated that the Commission is learning more about solar as time goes on. He stated that he does have concerns, and initially was concerned about the fracturing of the project. He also stated that, in his view, several of the pods did not meet the ordinance. Mr. Howdyshell noted that although he believes farmers should be able to do what they want with their land, he is concerned about the expedited loss of farmland in the County. Mr. Howdyshell stressed that productive agricultural land would result in more jobs than this solar project, which is anticipated to create approximately two (2) jobs. He also stressed that he is interested in doing what is best for Augusta County, and the electricity generated by this project would go to PJM rather than citizens.

Mr. Leonard thanked AES, specifically, Mr. Hooper and Mr. Foster, and echoed Mr. Howdyshell's comments that the Commission is consistently learning more about solar. Mr. Leonard questioned the income the County would receive from this project. He noted that residential development generates income, and that residential development also increases the workforce. Increasing the population increases revenue through the purchase of goods and services in the County. Mr. Leonard expressed speculation on the economic impact of solar development in general. Mr. Leonard noted that the reduced setbacks requested by the applicant did not meet the ordinance requirement of 1,000 feet from residentially zoned properties. Mr. Leonard noted that hearing from resident of adjacent neighborhoods raised concerns regarding proximity and whether the land was suitable if the developer was dependent on those reduced setbacks.

Mrs. Bragg thanked all of the speakers for voicing their opinions. Mrs. Bragg also thanked AES. She listed a number of concerns, including: the economic impact; the lack of consideration given to Augusta Water regarding the water and sewer infrastructure they have invested in; the lost opportunities for future industry and jobs for the County; the loss of future tax revenue compared to planned uses; the clustering, particularly on Wayne Avenue; the close proximity to existing residential developments; and the siting within Urban Service and Community Development Areas, which are strongly discourage by the Comprehensive Plan. Mrs. Bragg mentioned that the plan speaks to careful siting of solar projects, and how that should mean the County as a whole, and not just within a specific area of the County. Lastly, Mrs. Bragg noted the significant investment made on infrastructure in the Stuarts Draft area.

Mrs. Bragg made a motion that the Commission find the Augusta Solar project to be not in substantial accord with the Comprehensive Plan, and to recommend denial of the project. Mrs. Bragg noted that this recommendation is based on the acknowledgement that there are certain parcels in the project that may be more appropriate for solar development than others, but when viewed as a whole, the project does not adequately meet the guidelines as set forth by the Comprehensive Plan. Mrs. Bragg cited several Comprehensive Plan policies that she found out of compliance, including: Policy 1; Policy 2; Policy 5; Policy 6; Policy 7; and Policy 12. Mrs. Bragg also noted that she finds the character, location, and extent to be negatively affected by the project.

Mrs. Kristy McComas seconded the motion, which carried, 6-1.

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**MATTERS TO BE PRESENTED BY THE COMMISSION**

Mr. Harris asked if there was anything anyone would like to present this evening.

Mr. Howdyshell stated why it was important to remember why we celebrate the upcoming Memorial Day holiday. Mr. Howdyshell encouraged the audience and Commissioners to thank any veterans they know for their service.

Mrs. Bragg thanked Ms. Goodloe for her service to the County.

Mr. Schindler thanked Ms. Goodloe for her service to the County. Mr. Schindler also thanked the speakers for their comments.

Mr. Harris acknowledged Ms. Goodloe’s service and thanked her for her work for the Commission.

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**STAFF REPORTS**

Ms. Hensley provided an update to the Comprehensive Plan process.

Ms. Goodloe reviewed the agenda items with the Commissioners for the June 2024 Board of Zoning Appeals meeting.

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**ADJOURNMENT**

There being no further business to discuss, Mr. Howdysshell made a motion to adjourn.

Mr. Schindler seconded the motion, which carried unanimously, 7-0.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**

Consider

**EXECUTIVE SUMMARY:**

Amendment adds the definition of companion pigs as breeds of swine known as Miniature Pot-Bellied Pigs, Vietnamese Pot-Bellied Pigs, Juliana Pigs, or veterinarian-certified similar breeds.

**ATTACHMENTS:**

[4A\\_25-4 Definitions\\_Companion Pigs Staff Report.pdf](#)

**COUNTY OF AUGUSTA  
STAFF REPORT  
Ordinance Amendment  
Chapter 25. Zoning. Division A.  
Article I. General Provisions.  
Section 25-4. Definitions.  
March 19, 2024**

**An ordinance to amend Chapter 25. Zoning. Division A. Article I. General Provisions. Section 25-4. Definitions.**

**REDLINED:  
§25-4 Definitions**

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this chapter. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure"; the word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used; the word "person" shall include person, firm, corporation; the word "shall" is mandatory and not advisory; the word "approve" shall mean disapprove when appropriate.

[Pigs, companion. Breeds of swine known as Miniature Pot-Bellied Pigs, Vietnamese Pot-Bellied Pigs, Juliana Pigs, or veterinarian-certified similar breeds.](#)

**AN ORDINANCE TO AMEND  
SECTION 25-4  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirement for the Section 25-4;

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-4 of the Augusta County Code is amended to read as follows:

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this chapter. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure"; the word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used; the word "person" shall include person, firm, corporation; the word "shall" is mandatory and not advisory; the word "approve" shall mean disapprove when appropriate.

Pigs, companion. Breeds of swine known as Miniature Pot-Bellied Pigs, Vietnamese Pot-Bellied Pigs, Juliana Pigs, or veterinarian-certified similar breeds.

**COUNTY ATTORNEYS' STAFF COMMENTS:** The County Attorneys have reviewed and approved this language.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Amendment adds the definition of companion pigs as breeds of swine known as Miniature Pot-Bellied Pigs, Vietnamese Pot-Bellied Pigs, Juliana Pigs, or veterinarian-certified similar breeds.



**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**  
Consider

**EXECUTIVE SUMMARY:**

Amendment adds the keeping of companion pigs in single-family residences and regulations including the type of companion pig that is permitted, the number of companion pigs that can be kept, and the requirement for a licensed veterinarian certification to verify the type of pig that is allowed as a companion pig.

**ATTACHMENTS:**

[4B\\_25-54.1 Uses accessory to single-family residences\\_Companion Pigs Staff Report.pdf](#)

**COUNTY OF AUGUSTA  
STAFF REPORT  
Ordinance Amendment  
Chapter 25. Zoning. Division A.  
Article I. General Provisions.  
Section 25-54.1. Uses accessory to single-family residences.  
March 19, 2024**

**An ordinance to amend Chapter 25. Zoning. Division A. Article I. General Provisions. Section 25-54.1. Uses accessory to single-family residences.**

**REDLINED:**

**§25-54.1. Uses accessory to single-family residences**

The following uses are permitted in any zoning district when accessory to a single-family dwelling:

D. The keeping of dogs, ~~and~~ cats, and companion pigs in the following numbers:

1. With respect to dogs, up to four (4) dogs over the age of four (4) months. Dog houses, pens and similar structures are permitted. The keeping of more than four (4) dogs over the age of four (4) months shall in every case be deemed a kennel for which a Special Use Permit is required when allowed by district regulations; and (Ord. 3/13/19)

2. With respect to cats:

a. Up to seven (7) cats over the age of six (6) months, if the single-family dwelling is located in a Single Residential Dwelling District (except a Rural Residential District), Multiple Residential Dwelling District, Business District, Industrial District, or Mixed Use District. Cat housing structures are permitted; and

b. Without limitation as to number, if the single-family dwelling is located in a Rural Residential District or General Agriculture District. Cat housing structures are permitted.

3. With respect to companion pigs, except in General Agriculture districts:

a. The Zoning Administrator shall require a licensed veterinarian's certification that any companion pig is a Miniature Pot-Bellied Pig, Vietnamese Pot-Bellied Pig, Juliana Pig, or breed that is of similar size, weight, and behavioral characteristics; and

b. Breeding or sales of companion pigs is not permitted. Additionally, slaughtering of companion pigs is not permitted; and

c. No more than two (2) companion pigs may be kept; and

d. Companion pigs shall not be housed outdoors. Outdoor shelters shall not be erected for this purpose.

**AN ORDINANCE TO AMEND  
SECTION 25-54.1  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirement for the Section 25-54.1;

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Section 25-54.1 of the Augusta County Code is amended to read as follows:

D. The keeping of dogs, cats, and companion pigs in the following numbers:

1. With respect to dogs, up to four (4) dogs over the age of four (4) months. Dog houses, pens and similar structures are permitted. The keeping of more than four (4) dogs over the age of four (4) months shall in every case be deemed a kennel for which a Special Use Permit is required when allowed by district regulations; and (Ord. 3/13/19)

2. With respect to cats:

a. Up to seven (7) cats over the age of six (6) months, if the single-family dwelling is located in a Single Residential Dwelling District (except a Rural Residential District), Multiple Residential Dwelling District, Business District, Industrial District, or Mixed Use District. Cat housing structures are permitted; and

b. Without limitation as to number, if the single-family dwelling is located in a Rural Residential District or General Agriculture District. Cat housing structures are permitted.

3. With respect to companion pigs, except in General Agriculture districts:

a. The Zoning Administrator shall require a licensed veterinarian's certification that any companion pig is a Miniature Pot-Bellied Pig, Vietnamese Pot-Bellied Pig, Juliana Pig, or breed that is of similar size, weight, and behavioral characteristics; and

b. Breeding or sales of companion pigs is not permitted. Additionally, slaughtering of companion pigs is not permitted; and

c. No more than two (2) companion pigs may be kept; and

d. Companion pigs shall not be housed outdoors. Outdoor shelters shall not be erected for this purpose.

**COUNTY ATTORNEYS' STAFF COMMENTS:** The County Attorneys have reviewed and approved this language.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Amendment adds the keeping of companion pigs in single-family residences and regulations including the type of companion pig that is permitted, the number of companion pigs that can be kept, and the requirement for a licensed veterinarian certification to verify the type of pig that is allowed as a companion pig.



**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**  
Consider

**EXECUTIVE SUMMARY:**

Amendment adds item V. to allow for recycling plants without the use or storage of explosive or hazardous substances as a principal use.

**ATTACHMENTS:**

[4C\\_25-382 GI Permitted Uses Recycling Plants Staff Report.pdf](#)

**COUNTY OF AUGUSTA  
STAFF REPORT  
Ordinance Amendment  
Chapter 25 Zoning. Division F. Industrial Districts.  
Article XXXVIII. General Industrial (GI) Districts.  
Section 25-382. Permitted Uses.  
March 19, 2024**

**An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts.  
Article XXXVIII. General Industrial (GI) Districts. Section 25-382. Permitted Uses.**

**REDLINED:  
§25-382**

The following uses shall be permitted within General Industrial Districts without Administrative or Special Use Permit:

[V. Recycling Plants without the use or storage of explosive or hazardous substances as a principal land use.](#)

**AN ORDINANCE TO AMEND  
SECTION 25-382  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirement for Section 25-382;

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Item V of Section 25-382 of the Augusta County Code is amended to read as follows:

The following uses shall be permitted within General Industrial Districts without Administrative or Special Use Permit:

V. Recycling Plants without the use or storage of explosive or hazardous substances as a principal land use.

**COUNTY ATTORNEYS' COMMENTS:** The County Attorneys have reviewed and approved this language.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Amendment adds item V. to allow for recycling plants without the use or storage of explosive or hazardous substances as a principal use.



**COUNTY OF AUGUSTA  
STAFF REPORT**

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**  
Consider

**EXECUTIVE SUMMARY:**

Amendment adds recycling of explosive or hazardous substances to item C. of uses allowed in General Industrial districts with a special use permit.

**ATTACHMENTS:**

[4D\\_25-384 GI Uses permitted by Special Use Permit Recycling Staff Report.pdf](#)

**COUNTY OF AUGUSTA  
STAFF REPORT  
Ordinance Amendment  
Chapter 25 Zoning. Division F. Industrial Districts.  
Article XXXVIII. General Industrial (GI) Districts.  
Section 25-384. Uses permitted by Special Use Permit.  
March 19, 2024**

**An ordinance to amend Chapter 25. Zoning. Division F. Industrial Districts.  
Article XXXVIII. General Industrial (GI) Districts. Section 25-384. Uses permitted  
by Special Use Permit.**

**REDLINED:  
§25-384**

The uses listed in this section shall be permitted within General Industrial Districts only upon the issuance of a Special Use Permit by the board of zoning appeals pursuant to the provisions of ARTICLE LVIII of division I of this chapter.

C. Manufacture, processing, [recycling](#), or storage of explosives or hazardous substances.

Manufacturing, processing, [recycling](#), or storage of explosives or hazardous substances as a principal use may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. An accessory retail sales outlet may observe the normal principal building setbacks in General Industrial Districts.

**AN ORDINANCE TO AMEND  
SECTION 25-384  
OF THE AUGUSTA COUNTY CODE**

WHEREAS, the Augusta County Board of Supervisors has deemed it desirable to update the requirement for Section 25-384;

NOW THEREFORE be it resolved by the Board of Supervisors for Augusta County that Item C of Section 25-384 of the Augusta County Code is amended to read as follows:

C. Manufacture, processing, recycling, or storage of explosives or hazardous substances.

Manufacturing, processing, recycling, or storage of explosives or hazardous substances as a principal use may be permitted by Special Use Permit provided:

1. The neighboring area is not characterized by residential, commercial, or industrial development which would be adversely impacted by the proposed use; and
2. Traffic generated by the proposed project will be compatible with the roads serving the site and other traffic utilizing said roads; and
3. On-site traffic flow will adequately and safely accommodate all traffic to and from the public highways; and
4. All buildings, structures, and operations will be set back at least one hundred feet (100') from all property lines unless the board of zoning appeals determines that greater setbacks are necessary to adequately protect neighboring properties. An accessory retail sales outlet may observe the normal principal building setbacks in General Industrial Districts.

**COUNTY ATTORNEYS' COMMENTS:** The County Attorneys have reviewed and approved this language.

**COMMUNITY DEVELOPMENT STAFF COMMENTS:** Amendment adds recycling of explosive or hazardous substances to item C. of uses allowed in General Industrial districts with a special use permit.



## **COUNTY OF AUGUSTA STAFF REPORT**

**AGENDA SECTION:** PUBLIC HEARING

**DEPARTMENT:** Planning and Community Development

**STAFF MEMBER:**

**DATE OF REQUEST:**

**REQUESTED ACTION FOR THE BOARD OF SUPERVISORS:**

N/A

**EXECUTIVE SUMMARY:**

A request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for Elm Spring VAB, LLC to construct and operate a small solar energy system (3MWac) on property owned by Elm Spring, LLC (TMP 067 78J and 067 78L) located at 2129 Jefferson Highway (US-250) in Fishersville in the Wayne Magisterial District. The total parcel acreage is approximately 81.13 acres and the proposed acreage to be developed is approximately 23 acres within the fenced project area. The parcels included in this request are located within an Urban Service Overlay District in an Urban Service Area of the Comprehensive Plan, planned for Community Mixed Use.

**ATTACHMENTS:**

[4E1\\_Elm Spring Solar II Final Executive Summary.pdf](#)

[4E2\\_Elm Spring Solar II Final Staff Report.pdf](#)

[4E3\\_Elm Spring VAB Maps.pdf](#)

[4E4\\_Responses to Elm Spring Solar II Draft Staff Report \(FINAL\).pdf](#)

[4E5\\_ElmSpringII\\_SUP Site Plan\\_20240409.pdf](#)

[Elm Spring II\\_SUP Application Package\\_20231211.pdf](#)



**COUNTY OF AUGUSTA**  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
P.O. BOX 590  
COUNTY GOVERNMENT CENTER  
VERONA, VA 24482-0590



**MEMORANDUM**

**TO:** Dr. Scott Seaton, Augusta County Board of Supervisors  
Augusta County Planning Commission  
Augusta County Board of Zoning Appeals

**FROM:** Elizabeth Goodloe, Planner I  
Julia Hensley, Planner II

**CC:** Timothy Fitzgerald, County Administrator  
Doug Wolfe, Director of Community Development  
Jeff Lord, RWE Clean Energy  
Bryan Jack-Schoffman, RWE Clean Energy  
Stephen Quina, Project Engineer, VHB  
Kevin Comer, Vice President, Antares Group

**DATE:** May 16, 2024

**SUBJECT:** Executive Summary for Elm Spring II Solar

The Augusta County Planning Commission will conduct a public hearing at **7:00 p.m., Tuesday, June 11, 2024** to consider a request for a substantial accord determination pursuant to Virginia State Code Section 15.2-2232 for the Elm Spring VAB, LLC Special Use Permit request for **Elm Spring II Solar**. This request is to construct and operate a small solar energy system (3 MWac, approximately **23 acres in the fenced project area**) on property owned by Elm Spring LLC (TMP 067 78J and 067 78L) located at 2129 Jefferson Highway (US-250), in Fishersville in the Wayne Magisterial District.

Please find below a summary of this request's adherence to the 12 policies addressing solar energy facilities in the Augusta County Comprehensive Plan. For more details regarding this request and its adherence to each policy, please review the staff report.

**PROS:**

- 1. Adherence to Policy 1: Economy** – The proposed project will contribute to the local economy not only monetarily, but also through the Virginia Shared Solar Program where Dominion customers can subscribe to receive discounts in their electric bill. The project will also provide local power to the community to improve the overall resiliency of the local electric grid. The construction process will also result in the purchase of construction materials, such as gravel, riprap, and plantings from local companies.
- 2. Adherence to Policy 2: Rural Viewsheds** – This project would not be visible from Goose Creek Road, and the nature of the electrical transmission corridor and existing development along Jefferson Highway are not particularly rural in nature.

3. **Adherence to Policy 3: Agricultural landscape and economy** – The tenant farmer intends to continue using the remainder of the property for pasture. The applicant states that this project will have minimal impacts to the Elm Spring Farm, and that the 23-acre project area can be returned to its current agriculture use after decommissioning. Out of the approximately 81.13 acres, only 23 acres will be fenced in for the solar energy system, amounting to only 28% of the parcel. Staff do not feel that a footprint of this size would impact the agricultural economy of Augusta County.
4. **Adherence to Policy 10: Resource Considerations** – There are no wetlands or water sources, fertile soils or forested areas, or known historic or archaeological resources on the proposed project parcels. The applicant has indicated intention to use existing natural vegetation on the parcels as part of the buffering. Staff also recommend using wildlife friendly fencing.
5. **Adherence to Policy 11: Natural resource benefits** – The applicant has proposed planting a variety of native grasses and clovers to stabilize ground cover.
6. **Adherence to Augusta County Zoning Ordinance** – The proposed project meets the minimum setback and buffering requirements as required by the Ordinance.

#### **CONS:**

1. **Adherence to Policy 6: Balance of Land Uses** – While the size of the project does not alter the character of Fishersville, the clustering of the two projects makes it unbalanced within the dense area of Fishersville. This project is being reviewed as a separate facility from Elm Spring I, and though they are sited on contiguous parcels, this policy also discourages facilities from siting in close proximity to an existing solar facility. There are two already approved small energy systems in the Fishersville Area. One is sited adjacent to this proposed project and the other 0.5 miles away off of Long Meadow Road.
2. **Adherence to Policy 7, Compact, interconnected development** – The project is located within an Urban Service Area, which the county strongly discourages.
3. **Adherence to Policy 12: Clustering and Colocation** – Staff would view this as clustering as there does not seem to be a cohesive design between the two facilities, and the construction of an energy system on TMPs 067 78J and 067 78L would break up adjacent parcels that could be developed. Without a better understanding of how the facilities will work together to create a balanced use of the land, staff think this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel.

## **POLICIES NOT APPLICABLE TO THIS PROJECT:**

1. **Policy 8: Open Space** – The project is not located along a pedestrian corridor, near any public land, or in areas that are common places for fishing and/or wildlife observation.
2. **Policy 9: Interconnectivity** – The applicant has not proposed any trails, linkages, or other connectivity to adjacent lands planned for development. Since this project is set back within a privately-owned parcel, interconnectivity and linkages to adjacent land are not required for this project.
3. **Policy 4: Prime farmland and Agricultural and Forestal Districts** – This request is located in an Urban Service Area and Community Development Area of the Comprehensive Plan and not a Rural or Agricultural Conservation Area. In addition, the proposed project parcels are not located within an existing Agricultural and Forestal District. Therefore, staff has determined this policy to be not applicable to this application or this analysis.

## **ISSUES:**

1. **Adherence to Policy 6, Balanced Land Uses** – Staff are of the opinion that the land under or near the VEPCO easements would still be developable. There are developments near easements in other areas of Fishersville. Staff also see developing the land with solar systems constructed to be a challenge depending on the use of the development. While there is one solar facility already approved adjacent to this site, staff feel that constructing a second facility would not be appropriate for the area as there are three (3) solar energy systems already approved or constructed in the Fishersville Area. Staff consider Fishersville to be the most dense and concentrated area in Augusta County.
2. **Adherence to Policy 7, Compact, interconnected development** – The project is located within an Urban Service Area, which the county strongly discourages.
4. **Adherence to Policy 12, Clustering and colocation** – Staff would view this project and Elm Spring I as clustering as there does not seem to be a cohesive design between the two facilities, and would be breaking up parcels that could be developed. Without a better understanding of how the facilities will work together to create a balanced use of the land, staff think this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel.

## **ISSUES THAT HAVE BEEN ADDRESSED:**

### **1. Adherence to Policy 1, Economy**

The applicant has provided an updated Fiscal Impact Analysis that relates to the Elm Spring VAB project.

## **2. Adherence to Policy 2 and 5, Rural Viewsheds and Visual Impacts**

The applicant has explained that there are existing VEPCO overhead power easements that prohibit them from planting a vegetative buffer along those property lines where the ordinance would require buffering. However, Dominion Power does allow for fencing to be constructed in the easements. The applicant has proposed to construct Alternative 1 along the two locations where the property boundary overlaps with the VEPCO easements in combination with the original proposed Alternative 2 buffering around the rest of the property. The applicant has discussed this with County staff, and staff sees no issue with the proposed fencing as shown in the updated exhibits of the site plans. The applicant has also proposed using Alternative Compliance around certain portions of the property lines where there is existing vegetation. The applicant understands that the Board of Zoning appeals will ultimately determine if the existing vegetation would be sufficient to act as the required buffering in those areas. The applicant has also stated that renderings will be provided to illustrate any visual impacts the project may have on surrounding development.

## **3. Adherence to Policy 6, Balanced Land Uses**

The applicant has provided concept maps showing the potential for the land to be developed around the two solar facilities constructed on the parcels. The applicant has also stated that they will be implementing string inverters which are quieter than central inverters.

**STAFF RECOMMENDATION:** In addition to a review of the twelve solar policies included in the Comprehensive Plan, staff also evaluated the location, character and extent of the project. In staff's opinion, this proposal is not in substantial accord with the Comprehensive Plan.

If the Board of Zoning Appeals desires to approve the project, **staff would recommend that approval be conditional on compliance with the pre-conditions and operating conditions presented in the staff report.**

**COUNTY OF AUGUSTA  
STAFF REPORT  
Elm Spring VAB, LLC  
Final Staff Report  
5-16-2024**

**PROPERTY OWNER:**

Elm Spring, LLC

**APPLICANT:**

Elm Spring VAB, LLC

**NAME OF PROJECT:**

Elm Spring II Solar

**APPLICANT'S JUSTIFICATION:**

Request for a 3 MWac (alternating current) small scale solar energy facility within approximately 23 acres of fence enclosed site located on TMP 067 78J and 067 78L with a gravel access road extending through adjacent TMP 067 78 to Jefferson Highway.

**DEVELOPER:**

RWE Clean Energy

**LOCATION OF PROPERTY:**

2129 Jefferson Highway, Fishersville, VA, 22939  
TMP 067 78J and 067 78L

**MAGISTERIAL DISTRICT:**

Wayne

**SIZE OF PROPERTY:**

Approximately 81.13 acres

**SIZE OF FENCED AREA:**

Approximately 23 acres

**VICINITY ZONING:**

General Business (GB) to the north; General Industrial (GI) and Rural Residential (RR) to the south; Single family Residential (SF) and General Agriculture (GA) to the west; and General Agriculture (GA) to the east.

**PREVIOUS ZONING OR SPECIAL USE PERMIT:**

General Agriculture

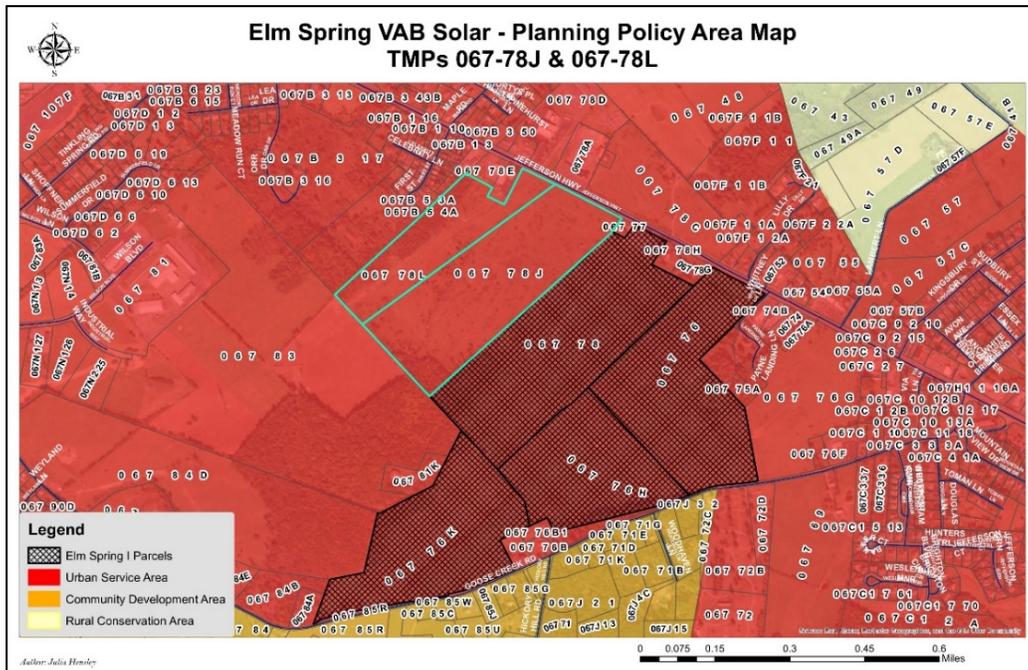
**UTILITIES:**

Public water or sewer is available in the area of the subject parcel to serve the site.

## LAND USE MAPS:

Figure 1 shows that the parcels are located in an Urban Service Area.

**Figure 1: Planning Policy Area Map of TMP 067 78J and 067 78L**



The subject parcels are planned for Community Mixed Use according to the Comprehensive Plan Future Land Use Map as shown in Figure 2.

**Figure 2: Future Land Use Map for TMP 067 78J and 067 78L**

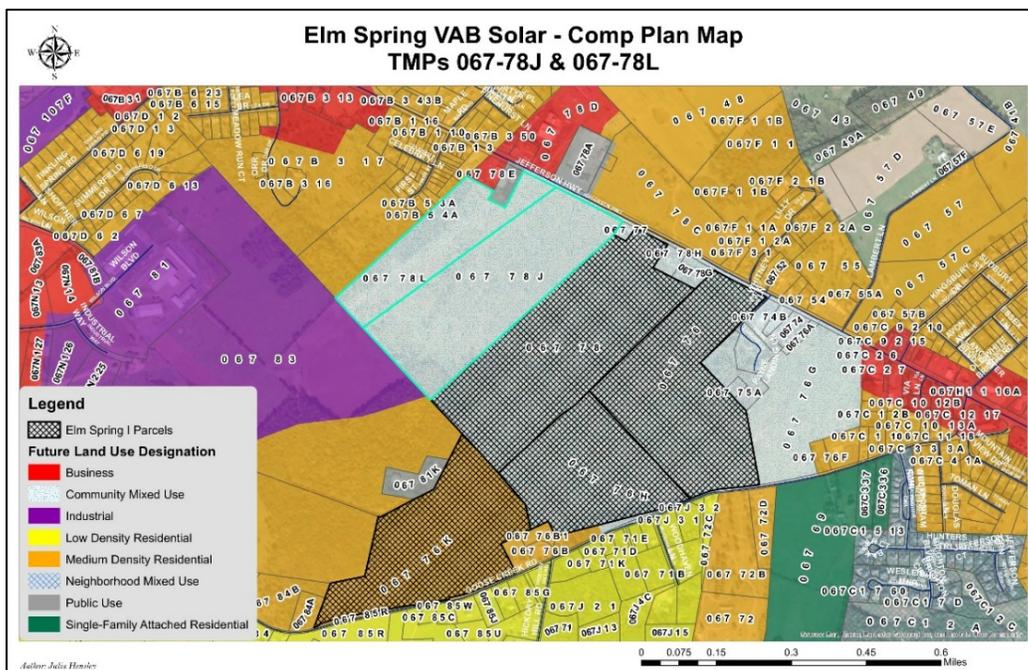
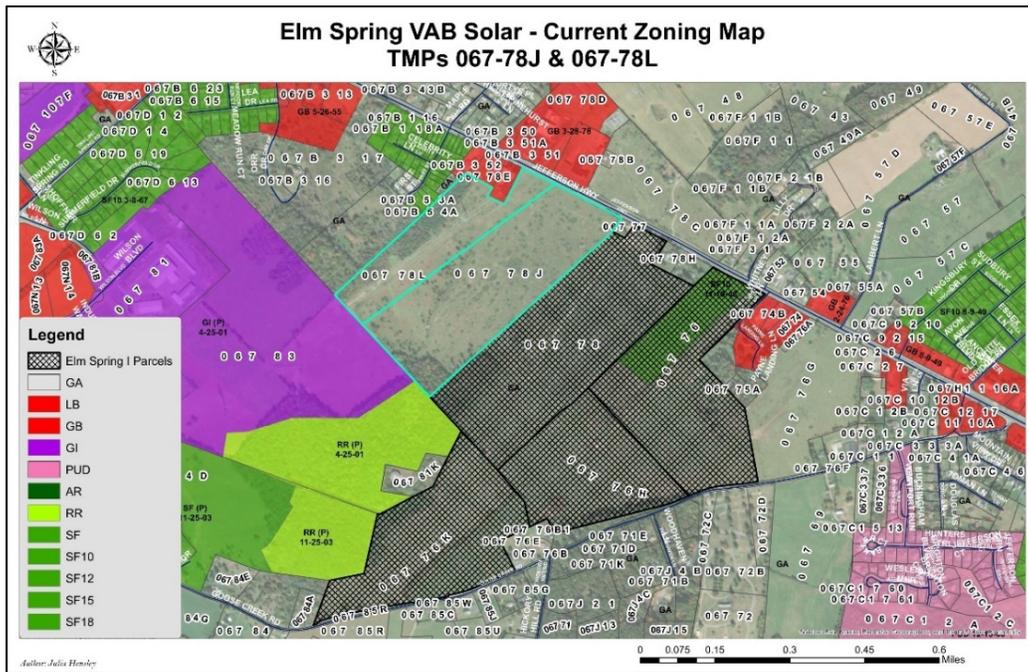


Figure 3 shows that the parcel is surrounded by residential, business, agriculture, and industrial zoned properties.

**Figure 3: Zoning Map of TMP 067 78J and 067 78L**



**VDOT COMMENTS:**

Traffic Data:

- Rte. 250 (Jefferson Hwy)
- AADT: 16,000 (2021)
- Speed Limit: 45 MPH
- K-factor: 0.1045, Dir. Factor: 0.5159
- Funct. Class: Minor Arterial

VDOT Site Specific Comments:

Traffic generation is expected to be very minimal in build-out conditions. A peak of traffic is expected during construction of the solar facility. The proposed access location shown on Rte. 250 (Jefferson Hwy) is an existing entrance; however, the entrance will need to be reconstructed due to the condition and will need to provide positive drainage. This can be discussed more at the site plan stage.

VDOT General Comments:

Should the safety, use, or maintenance level of an existing or proposed entrance to a VDOT maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through the Harrisonburg Residency office.

**HEALTH DEPARTMENT COMMENTS:**

The local health department has no comment on the small energy system request.

**SCHOOL BOARD STAFF COMMENTS:**

The request for a change of approximately 23 acres of an 81.13-acre parcel from General Agriculture to SUP for a small Energy System to allow for a small scale solar energy system within 23 acres in fence enclosed site would have a no impact on these three (3) schools.

The table below indicates the enrollment as of 3.22.2024.

<b>School</b>	<b>Enrollment</b>	<b>Capacity</b>
Wilson Elementary (WES)	673	834
Wilson Middle (WMS)	648	750
Wilson High (WMHS)	840	900

**FIRE-RESCUE COMMENTS:**

- Prior to activating the site, all Augusta County Fire and Rescue Departments shall be provided emergency response training by the owner or operator. This training and education must include documentation of onsite material and equipment, proper firefighting and lifesaving procedures, and material handling procedures.
- Solar sites should have adequate methods for system shutdown of the electrical equipment to be reviewed by the Fire Chief or his designee. All main power disconnects, as well as all system components that require special attention during an emergency, shall be clearly and consistently labeled on the preliminary site plan submitted with the SUP application and all subsequent site plans.
- A Knox box or key box shall be provided at all access gates shown on the site plan to be reviewed by the Fire Chief or his designee.
- All tracking rows must be a minimum of 15' apart at highest tilt for emergency vehicles and responders to have access.
- A Site Maintenance Plan must be provided including the following: weed control methods, routine mowing and trimming, and other general site maintenance.

**AUGUSTA WATER COMMENTS:**

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been

received in accordance with Augusta Water Policy. Augusta Water Policies and Procedures can be found at <http://acsawater.com/oppm>.

2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 12" waterline along Jefferson Highway fronting the subject parcels.
5. There is an existing 10" sewer line along Jefferson Highway approximately 145'± to the southeast of Tax Map # 67-78J. There is an existing 8" sewer line along Jefferson Highway approximately 194'± to the northwest of Tax Map # 67-78J.

**NOTE:** The above comments do not include any analysis concerning Augusta County's Comprehensive Plan or the potential economic impact to Augusta Water. Additional comments will be provided to the Planning Commission and Augusta County Board of Supervisors under separate cover prior to this application being considered.

#### **ENGINEERING COMMENTS:**

Elm Spring Solar

TM 67 Parcels 78J & 78L

#### Environment Ordinance Considerations

A jurisdictional determination from August 2021 indicates no CWA jurisdictional waters or water features. The applicant is advised to contact the Virginia Department of Environmental Quality for any State requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Long Meadow Run and tributary which is listed on the Virginia DEQ 2022 Impaired Waters List. This impaired segment extends from the headwaters downstream to its confluence with Christians Creek. The impaired use is recreation, the specific impairments is E. coli. The sources are: On-site Treatment Systems (Septic Systems and Similar Decentralized Systems), Non-Point Source, Agriculture, and Impervious Surface/Parking Lot Runoff. This segment is covered by the bacterial TMDL for Christians Creek which must be considered by the applicant. (Federal TMDL ID # 17969)

The county will consider all areas under panel to be impervious, though we will consider site specific calculations demonstrating some level of infiltration and/or treatment of runoff in the area underneath of the panels and surrounding areas.

### Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO).

This property lies within the Conical Zone of the Airport Overlay District (APO) for the Waynesboro Eagles Nest Airport. The lowest floor of the Conical zone above the site is approximately 1650 Ft msl, and the highest grade on the site is approximately 1460 Ft msl, a difference of 190 Ft. Placement of poles or towers could be restricted.

This property lies within Zone X on the FEMA FIRM and therefore is outside the Special Flood Hazard Area and not subject to the Floodplain Overlay (FPO) Ordinance.

This property lies within the Urban Service Overlay District (USO) and is therefore subject to the limitations on access to public streets contained in that ordinance. The single proposed access point is consistent with the Ordinance.

### Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. The proposed solar use does not encumber the entire property. Any other use of the property would be expected to consolidate entrance locations onto public highways and connect with existing or planned streets.

### Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

For any wetland areas that may be regulated, the Comprehensive Plan recommends provision of a 35-foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

### **ZONING ADMINISTRATOR'S COMMENTS:**

Installing solar panels on 25 acres of the property could have a negative visual impact on the adjoining General Agriculture and Rural Residential zoned properties containing single family dwellings.

A Special Use Permit meeting the ordinance requirements outlined in Section 25-70.4 is required prior to development of a small-scale energy project.

The Zoning Ordinance requires Decommissioning Bonding prior to the issuance of a building permit in accordance with Section 25-70.11. The cost estimate may not include a reduction as it relates to the salvage value of the solar energy facility.

The Zoning Ordinance requires a buffer yard be provided and maintained and landscape adjacent to any property line. A site plan meeting submittal requirements of Article LXVII “Site Plan Review” including supplemental plans shall be submitted for review prior to Special Use Permit approval.

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## **COMPREHENSIVE PLAN CONSIDERATIONS:**

### **Objective C: Encourage distributed solar and carefully sited utility scale solar as a means of achieving renewable energy goals.**

***Policy 1: Economy.*** Recognize the employment opportunities, especially for distributed solar, and economic diversification opportunities that utility scale solar provide.

#### **SUMMARY OF APPLICANT'S RESPONSE:**

The Project will serve to benefit the local economy in several ways. Construction of the project will create a need for materials such as gravel, riprap, plantings, and seed that can be sourced from the local area to the greatest extent practical. Once the facility is operational, seasonal maintenance services such as vegetation management (mowing) will be required, which can similarly be serviced by a local contractor.

If developed, this Project is intended to be part of the Virginia Shared Solar Program where Dominion Energy customers will be able to subscribe to obtain discounts based upon the output of the solar project. The law requires that at least 30% of the program be comprised of low-income subscribers. RWE Clean Energy has committed to provide 100% of the subscriptions in its Virginia Shared Solar program projects to low-income subscribers. The subscribers will receive a direct discount on their Dominion Electricity bill that typically amounts to about 10% savings. There is no cost for subscribers to subscribe, and they can cancel at any time. Subscribers can be renters, apartment dwellers – anyone with a Dominion electric bill. RWE Clean Energy will offer these subscriptions exclusively to low-income customers in Augusta County for a period of 6 months. If after 6-months unsubscribed capacity remains, the subscriptions will be opened to low-income folks beyond the County. The subscriptions from this one project are projected to provide savings to the low-income subscribers of approximately \$76,000 per year, with total savings over the 35-year life of the program of more than \$1.9M. Local solar projects are part of a diverse, local energy mix, reducing the dependence on any single source of electricity generation by providing home-grown electricity. These projects help keep electric costs down by providing a hedge against the rising costs of commodity fuels. These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants.

#### **STAFF ANALYSIS:**

The applicant has stated that the construction of the project will create a need for local materials and that they will use local materials to the greatest extent. During the operational phase of the project, seasonal maintenance for landscaping will require a local contractor. Staff acknowledge that not all materials that make up a solar energy system will be produced in Augusta County, but staff encourage the applicant to use the local workforce in the County and locally-sourced materials as much possible.

The applicant stated that this project would contribute to the County's economy in several ways. The project is projected to generate approximately \$39,400 in state and local tax revenue from the project's construction. Over the 35-year operational life of the

project, the proposed project is estimated to generate between \$226,400 and \$339,700 in cumulative county revenue, compared to the current \$4,900 in cumulative revenue from the property's current use. This project is part of the Virginia Shared Solar Program which allows Dominion customers to subscribe and receive discounts on their electric bill through the production of energy from the solar facility. The program requires a minimum of 30% of subscribers to be considered low-income; however, the applicant has stated that 100% of the subscribers to the program through this facility will be low-income residents. The energy system will also provide local power to the community to improve the overall resiliency of the local electric grid.

***Policy 2: Rural viewsheds. Desire to maintain rural viewsheds and agriculture as a predominant component of our economy but sees synergy among agricultural and rural land development and utility scale solar development so long as the clustering, size, or fragmentation of such facilities does not have undue adverse impact on the surrounding neighborhoods.***

#### **SUMMARY OF APPLICANT'S RESPONSE:**

This project is not utility scale solar development, as is referenced in this Policy #2. It is small scale solar, or "distributed" solar. The specific location of the proposed solar array within the larger host parcels was carefully designed so to minimize visibility and maximize setbacks from neighboring parcels not owned by Elm Spring LLC. The selected location makes use of the existing topography to minimize visibility from Jefferson Highway and prevent visibility from Old Goose Creek Road and residential development to the southeast. Viewshed buffering/screening is to be accomplished through a combination of preserving existing forested areas along north and west boundaries and planted buffering along the east boundary or as necessary to supplement existing vegetation. Where existing vegetation is deemed insufficient or the boundary is otherwise void of screening vegetation, then plantings will be installed for adherence to the Alternative 2 buffering compliance in Zoning Ordinance Article VI.D Section 25-70.4.C.9.

The proposed Project is to be part of the Virginia Shared Solar program and as such is 3MWac in capacity size and proposed within a fenced area of approximately 23 acres. This relatively small scale allows for efficient micro siting with generous setbacks, vegetative buffering and without impact to the character of the surrounding neighborhoods. The proposed Project is compact, contiguous and will not result in clustering or fragmentation of neighborhoods.

#### **STAFF ANALYSIS:**

Staff acknowledge that this project is not utility scale; however, rural viewshed is taken into consideration regardless of the project size. Through a site visit, it was determined that this project would be constructed on a slope.

The applicant has chosen Alternative 2 for the buffering which entails a twenty foot (20') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per fifty linear feet (50') of buffer. The trees shall be a minimum of six feet (6') at the time of planting, and the shrubs shall be a minimum of eighteen inches (18") at the time of planting. Staff would note that Alternative 2 is required along all property lines of

the project despite the presence of existing vegetation. The applicant has not provided buffering along all property lines as required by the Ordinance § 25-70.4.C.9. Any alternative compliance would be determined by the Board of Zoning Appeals.

The applicant has explained that there are existing VEPCO overhead power easements that prohibit them from planting a buffer along those locations where the ordinance would require buffering. However, Dominion Power does allow for fencing to be constructed in the easements. The applicant has proposed to construct Alternative 1 (pressured treated timber fencing) along the two locations where the property boundary overlaps with the VEPCO easements in combination with the original proposed Alternative 2 buffering around the rest of the property. The applicant has discussed this with County staff, and staff see no issue with the proposed fencing as shown in the updated exhibits of the site plans.

The applicant has stated that this project will have virtually no impact to the surrounding neighborhoods. Staff agree that the small energy system would not be seen from Goose Creek Road; however, without additional buffering, a portion of the project could be seen from Jefferson Highway due to one of the parcels being located on a slope. Staff recommend additional buffering along the northern property line adjacent to Jefferson Highway where the least amount of natural vegetation exists and the site is most visible. The applicant has provided setbacks that meet or exceed the ordinance requirement for small energy systems.

The applicant stated that the proposed project is compact, contiguous and will not result in clustering or fragmentation of neighborhoods. Staff disagrees with this statement as the project would be the second project on the Elm Spring Farm. Due to the parcels being located directly adjacent to US-250 (Jefferson Highway), existing infrastructure would support more intense uses. Nevertheless, locating a small solar energy system would not prevent these parcels from future development entirely, but rather would pause development for a period of time. If adjacent parcels were to be developed as planned, the presence of a solar energy system could be construed as fragmenting the landscape of the area.

***Policy 3: Agricultural landscape and economy. Siting of projects should evaluate the agricultural landscape of the project area and surrounding area to assess the effects of a project on the agricultural economy.***

**SUMMARY OF APPLICANT'S RESPONSE:**

The fenced Project area is approximately 23 acres in size and will be developed on two adjacent GA zoned parcels (Tax Maps No. 67-78J and 67-78L), which total to approximately 81.13 acres and are privately-owned by Elm Spring, LLC. Including additional adjacent parcels, Elm Spring, LLC owns approximately 323 acres at this location. The majority of the Elm Spring, LLC property and the proposed Project site exist as pasture and have been historically used for grazing cattle.

This approximately 23-acre small-scale solar project will have a minimal impact on the overall Elm Spring, LLC farm, and upon decommissioning returns the affected land back

to its current pasture condition for continued agricultural use. The Project will financially benefit the landowner by providing fixed revenue over the lease period. Unlike commercial and residential development, the proposed solar facility development requires minimal land disturbance and impervious surfaces are limited to gravel access roads, small concrete equipment pads and pile supported racks. The use of driven steel piles for support of the racking system significantly reduces impacts to surface soils when compared to the affected footprint of structural concrete foundations associated with most commercial and residential development. Therefore, the proposed development's minimal land disturbance leaves surface soil largely intact and preserves the existing soils for future use as forestry or agriculture.

Following construction, the ground underneath the panels will be reseeded using low growth, native pollinator species. Throughout the operation of the Project this native meadow will be maintained and serve not only to stabilize the soils but also to provide ample foraging habitat for native pollinators such as butterflies and bees, benefiting the surrounding farms and gardens.

**STAFF ANALYSIS:**

These parcels are currently in land use and are being used as pastureland for cattle grazing. The property is in an Urban Service Area, which illustrates how the County has balanced the agricultural economy with the urban growth area in a successful way. The applicant states that this project will have minimal impact to the Elm Spring Farm, and that the 23-acre project area can be returned to its current agricultural use after decommissioning. Out of the approximately 81.13 acres, only 23 acres will be fenced in for the solar energy system, amounting to only 28.3% of the parcel. **Staff do not feel that a footprint of this size would impact the agricultural economy of Augusta County; however, this parcel is planned for Community Mixed Use and would put a pause on development of these parcels which are located in one of the County's main growth areas.**

***Policy 4: Prime farmland and Agricultural and Forestal Districts. Siting of projects in Agricultural and Rural Planning Policy Areas should consider the presence of prime farmland producing soils and/or adjacent Agricultural and Forestal Districts.***

**SUMMARY OF APPLICANT'S RESPONSE:**

The United States Department of Agriculture Natural Resource Conservation Service (USDA NRCS) Web Soil Survey was used to determine the extent of Prime Farmland within an Area of Interest (AOI) consisting of the proposed Project footprint (fenced area). The following soils were identified:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percentage of AOI	Farmland Classification
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40C2	Frederick-Christian silt loams, 7 to 15 percent slopes, eroded	0.1	.5%	Farmland of statewide importance
42C2	Frederick-Christian gravelly silt loams, 7 to 15 percent slopes, eroded	1.0	4.4%	Farmland of statewide importance
45C2	Frederick-Rock outcrop complex, 0 to 15 percent slopes, eroded	0.2	1.0%	Not Prime Farmland
46B	Frederick-Nixa complex, 2 to 7 percent slopes	21.7	94.1%	Not Prime Farmland
<b>Total</b>		<b>23.0</b>	<b>100%</b>	

The proposed siting of the Project results in no impact to Prime Farmland and minimizes the overlap into soils designated as Farmland of Statewide Importance to approximately 4.9%. As previously mentioned in "Site Grading", the stripped and excavated soils are to be spread out adjacent to the fenced project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. Also, site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment.

**STAFF ANALYSIS:**

This request is located in an Urban Service Area of the Comprehensive Plan and not a Rural or Agricultural Conservation Area. In addition, the proposed project parcels are not located within an existing Agricultural and Forestal District. Therefore, staff has determined this policy to be not applicable to this application or this analysis.

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***Policy 5: Visual impact.*** Siting of projects should take into consideration surrounding neighborhood developments and how visual impacts to those neighborhoods can be mitigated through appropriate buffers. Siting and design of projects should strive to utilize existing vegetation and buffers that exist naturally when adjacent to public rights of way or other adjacent property. In order to design and integrate buffers that succeed in mitigating the visual impact of a project on nearby development, projects should cover no more than 200 acres with photovoltaic panels.

**SUMMARY OF APPLICANT'S RESPONSE:**

The proposed small-scale solar facility was carefully designed so to minimize visibility from nearby residents and public roadways. The selected location makes use of existing mature vegetation and proposed vegetative buffering to diminish any viewshed from residential properties to the west. Proposed vegetative buffering to the north to mitigate viewshed from existing business and Jefferson Highway. Existing topography minimizes visibility from much of Jefferson Highway and prevents visibility from residential developments to the east and southeast. Existing vegetation is to be supplemented with additional plantings as necessary to ensure compliance with Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4.C.9. Any existing and proposed vegetation will be preserved for the entirety of the project's lifespan.

**STAFF ANALYSIS:**

Following an in-person site visit, staff is of the opinion that the project is well hidden from Goose Creek Road due to the rolling topography. The project is close to US-250 (Jefferson Highway), which parallels the parcels to the north of the property. The site would be visible from US-250 where the project is closest to the Preston L. Yancey Fire Department. Staff recommends additional buffering along the property line paralleling US-250.

The eastern property line of TMP 067 78J is contiguous to TMP 067 78, which is part of the approved Elm Spring I project. Alternative 2 buffering would be required along that property line, and the applicant has indicated intent to ensure compliance with this provision. However, the Board of Zoning Appeals would need to make the determination whether alternative compliance would be satisfactory between two similar solar facilities. The southern border of the property is adjacent to industrial zoned land. While currently vacant, the land could be developed for an industrial use in the future. Therefore, staff recommend alternative buffering to mitigate any future impacts to surrounding development. The western property line is heavily buffered by natural vegetation. Staff recommends using alternative compliance f. on property lines where existing vegetation exists in order to provide the required buffering benefits.

***Policy 6: Balanced land uses.*** Desire to balance the utility scale solar land use with other important and valuable land uses for our citizens. The size/extent of projects should be considered in proximity to other developed land uses so as not to have undue adverse impacts on the existence of nearby developed residential, commercial or mixed-use communities. The County strongly discourages projects that have a photovoltaic panel coverage of more than 200 acres, and projects should not site on non-contiguous parcels or in close proximity to existing solar facilities. Consideration of existing Augusta Water infrastructure should be made.

#### **SUMMARY OF APPLICANT'S RESPONSE:**

This project is not "utility scale solar land use", as is referenced in this Policy #6. It is small scale solar, or "distributed" solar. The "size and extent" of this project is utilizing approximately 28% of the total land area of the host parcels, leaving approximately 72% of the host parcels in existing use, which is predominantly pasture with forested boundaries on west and south sides. Due to its scale and compact design, small scale solar is the most compatible land use that can be deployed in this area without impacting the character of the surrounding community. The acreage of land required for development is a small fraction of that typical of utility scale solar, allowing the project to be designed in compliance with all County setback requirements and sited away from parcel boundaries and residential properties. In comparison to traditional commercial or residential development, a small-scale solar project has far fewer adverse impacts on the land. The project will require no major grading, limited land disturbance and minimal new impervious surface. The ground cover underneath the solar panels will be planted with low-growing native pollinator species, and the existing land surrounding the fenced solar facility may continue to be used for grazing.

As compared to alternate forms of development, a small-scale solar project will not be invasive or bothersome to the existing character of the community. Once constructed, the Project will be naturally buffered/screened from view and create no noise above existing background levels. The Project will also create no strain on County services such as water, sewer, waste, schools, and emergency services. Once operational the site will be monitored remotely, require limited operational inspections, seasonal maintenance, and have no real impact on local traffic. The project will have no adverse impacts on the existence of nearby developed residential, commercial, or mixed-use communities. The applicant believes this solar project can be considered low-intensive land use, appropriately combining the small-scale power generation with continued agricultural land use.

#### **STAFF ANALYSIS:**

While this is not a utility scale project, staff compare all proposed solar energy systems with all surrounding land uses. This project is located on a pasture/hillside, with Single Family to the northeast, General Business along US-250, General Agriculture with an approved solar facility to the east and undeveloped General Industrial zoned property to the west. Fishersville is one of the County's main growth areas where residential and commercial development would not be out of character. These parcels are planned for Community Mixed Use in the Future Use Land Map of the Comprehensive Plan. Due to

the VEPCO easements and heavier forested area along the western border of TMP 067 78L, the applicant states that approximately 26.5 acres is not available for further development.

The proposed solar facility would pause future development on this site, which has access to both public water and public sewer. However, the applicant has proposed areas of the Elm Springs Farm for development if the owner wanted to be able to follow the Future Land Use Map for the parcels. Siting a solar energy system in denser areas of the County is important to consider, especially when infrastructure is in place for development. That being said, this facility would not require the use of County resources, such as water or sewer, or have any impacts to the school system.

This project is 23 acres within the fenced area. Combined with Elm Spring I (25 acres within the fenced area), the total fenced area of both projects would be approximately 48 acres. This policy discourages photovoltaic panel coverage of more than 200 acres, and this project is aligned with this aspect of the policy. This project is being reviewed as a separate facility from Elm Spring I, and this policy discourages facilities from siting in close proximity to an existing solar facility. There are two approved small energy systems in the Fishersville Area: one sited adjacent to this proposed project, and one 0.5 miles away off of Long Meadow Road.

The applicant states that there will be no noise associated with this project above background levels. Staff visited two (2) solar facilities in neighboring localities, and were able to hear the noise produced by the inverters. If solar energy systems are a part of a balance of land uses, location and site design are key factors. The applicant has proposed to use sting inverters which would result in less noise being generated from the facility compared to using a central inverter. Staff would agree that the use of string inverters would help mitigate any noise impacts to surrounding development.

***Policy 7: Compact, interconnected development. Projects are strongly discouraged from siting partially or fully within Urban Service or Community Development areas in order to recognize the County's vision for compact, interconnected, and pedestrian-oriented residential and commercial development in these areas.***

#### **SUMMARY OF APPLICANT'S RESPONSE:**

The proposed Project is located within an Urban Service area. Since the project site is located interior of two larger privately owned parcels, adjacent to a large GI (industrial) zoned parcel and preserving existing vegetated conditions, development of this Project will not interfere with or impact pedestrian use of the surrounding areas.

#### **STAFF ANALYSIS:**

The proposed project is located within the Urban Service Area, where the County has strategically invested in infrastructure and therefore encourages residential and commercial growth. This policy strongly discourages solar energy systems from siting partially or fully within the Urban Service Area. Fishersville is also considered one of the

County's two major growth areas where significant residential and business growth is anticipated.

The Comprehensive Plan outlines Community Mixed Use as a combination of pedestrian-oriented residential and commercial uses. The Future Land Use Map (FLUM) indicates these parcels would be most compatible with mixed-use development when considering the County's vision for compact, interconnected development in the Fishersville area.

***Policy 8: Open space. Support projects that seek to actively create opportunities and partnerships that provide for natural open spaces and outdoor recreational activities such as pedestrian corridors, wildlife watching areas, and fishing areas, especially in publicly accessible land and rights-of-ways.***

**SUMMARY OF APPLICANT'S RESPONSE:**

The proposed Project is to be developed on private property, which is not currently publicly accessible, nor will it be following development of the solar project. A low impact development design approach was implemented with land use that encourages natural landscapes and effectively preserves the space for future use. The proposed Project will include native pollinator species and preservation of existing native vegetation, which will maintain a diverse foraging habitat.

As opposed to more intensive forms of land development, small scale solar projects leave the underlying landscape relatively unchanged. The Project's Decommissioning Plan specifies adequate removal of the facility at the end of project life, ensuring the land will be returned to predevelopment conditions. After the Project is decommissioned, the land can then either revert to continued agricultural use or developed for other purposes, which could include potential outdoor recreational uses.

**STAFF ANALYSIS:**

The proposed project is not located on public land, wildlife watching areas, fishing areas, or a pedestrian corridor. Therefore, staff have determined this policy is not applicable to this application or this analysis.

***Policy 9: Interconnectivity. For projects that are adjacent to public spaces or other planned developments, encourage projects that provide for trails and linkages to adjacent land planned for or already developed.***

**SUMMARY OF APPLICANT'S RESPONSE:**

The Project is not located adjacent to public spaces or planned developments. The approximately 23-acre project site is located interior of two larger privately owned parcels totaling 81.13 acres, which are contiguous to several other parcels that will continue to be privately owned by Elm Spring, LLC.

### **STAFF ANALYSIS:**

Because this project is sited on a privately-owned parcel, interconnectivity and linkages to adjacent land are not required. Staff note that while the applicant states that the project is not adjacent to planned development, future residential development is planned to the west and residential and industrial development are planned to the south. Please refer to the Zoning Map under Policy 5.

Interconnectivity is crucial in making Fishersville a well-designed, pedestrian friendly, and aesthetically pleasing area. As outlined in the Fishersville Small Area Plan, Goose Creek Road (Route 636/640) acts as a connector road, and is part of the secondary state highway system around Fishersville. It connects US-250 to Tinkling Springs Road and the Augusta Health campus. The Route 640 corridor was identified in a 2004 corridor study as needing upgrades to improve both capacity and safety because the FLUM has designated this area as a prime growth area.

***Policy 10: Resource considerations. Projects should be designed, sited, and constructed in a way that protects and preserves the County's natural, scenic, and cultural resources including:***

- a. Streams, rivers, wetlands**
- b. Fertile soils**
- c. Habitats**
- d. Native vegetation**
- e. Forests**
- f. Historic and archaeological resources**

### **SUMMARY OF APPLICANT'S RESPONSE:**

A wetland delineation was completed by VHB in February 2021 and confirmed by the United States Army Corps of Engineers via approved Jurisdictional Determination dated August 25, 2021. No waters regulated under Section 404 of the Clean Waters Act were found on this site, and therefore no wetland/waters impacts are proposed with this Project.

The USDA NRCS Web Soil Survey was analyzed during the project's due diligence to assess the site for Prime Farmland, and within the approximately 23 acres of proposed project development area there is no Prime Farmland. The proposed development impact is minimal considering the project is leaving 72% of the Property in its existing use, which is predominantly pasture with forested areas primarily along the southern and western boundaries. All vegetative clearing is limited to the approximately 23-acre project area and the majority of natural habitat and forests existing at the site will be unaffected by the solar project. The soil on the site will be maintained, and once the facility is decommissioned, the same soil will be available for agricultural use. The pollinator seed mix that will be planted in all disturbed areas of the site will support local agricultural resources both on site and in the surrounding community.

A cultural resources assessment was performed using the Virginia Department of Historic

Resources statewide electronic cultural resources GIS and database (VCRiS) for the project parcels. A copy of the VCRiS results map and database search of potential architectural resources in the area are included in Appendix F. As proposed, the Project will have no adverse impact to cultural or architectural resources.

#### **STAFF ANALYSIS:**

- a. **Streams, rivers, wetlands:** A wetland delineation was completed by VHB and the United States Army Corps of Engineers confirmed that there are no wetland/waters found on the site.
- b. **Fertile soils:** Based on the USDA NRCS Web Soil Survey, the project is not sited on prime farmland or farmland of statewide importance. The applicant has provided a plan to maintain the soil onsite during the life of the project and a decommissioning plan to restore the site back to its agricultural use.
- c. **Habitats:** Staff recommend using a wildlife friendly fence if a fence is being utilized.
- d. **Native vegetation:** The applicant has proposed a pollinator seed mix that will be planted in the disturbed area of the site. Subject to providing additional buffer plantings as recommended, this project should not lead to adverse impacts on native vegetation on the property or neighboring properties.
- e. **Forests:** This project is not proposing to locate in a forested area; therefore, clear cutting will not be occurring during the development phase.
- f. **Historic and archaeological resources:** According to open data from the Virginia Cultural Resource Information System, there are no known historic or archaeological resources either on the property or immediately adjacent to the property.

***Policy 11: Natural resource benefits. The County sees value in projects that create additional natural resource benefits through the use of native vegetation, the creation of wildlife corridors, and the use of pollinator species in buffer areas and underneath panels.***

#### **SUMMARY OF APPLICANT'S RESPONSE:**

The Project will preserve existing forest vegetation on the west and south sides and supplement with planted native vegetation along the northern boundary. All vegetative buffers will adhere to the Alternative 2 per Zoning Ordinance Article VI.D Section 25-70.4.C.9 buffer requirements, which will result in a natural forested condition along much of the host parcels boundary. This forested boundary will provide a natural corridor for surrounding wildlife. The Project is utilizing only 28% of the host parcels, leaving approximately 72% of the host parcels in existing use, which is predominantly pasture. The portion used for the Project will be seeded with low-growing native pollinator species throughout to stabilize disturbed areas between array rows, along fence and underneath the solar panels. The use of low-growing native pollinator vegetation within the facility will

also provide foraging habitat for local native pollinators, which will have an overall positive impact on surrounding natural resources. A small-scale solar project provides a source of locally produced, clean, renewable electricity, and an opportunity for the community to become stewards of their environment, protecting natural resources both locally and globally.

**STAFF ANALYSIS:**

The project proposes planting low-growing native pollinator species throughout the site to stabilize disturbed areas. The applicant states local native pollinators will have a positive impact on the surrounding natural resources.

Although no wildlife corridors are proposed, due to the size of the project and the surrounding pasture, native wildlife should be able to navigate around the fenced area. Therefore, staff recommend a wildlife friendly fence if fencing will be utilized for this project. Please see Policy 2 and 5 for buffering requirements.

***Policy 12: Clustering and Colocation.*** Support projects that site on contiguous parcels. Strong consideration should also be given to siting projects a reasonable distance away from existing solar facilities so as not to significantly alter existing community character or create undue impact on nearby neighborhood development. Solar facilities that are sited on the same parcel or contiguous parcels, but are constructed in distinct phases, should be considered to be separate facilities for purposes of fully and accurately evaluating the potential impact on the surrounding community.

**SUMMARY OF APPLICANT'S RESPONSE:**

The proposed Project is to be developed in a single construction phase on approximately 23 acres interior of two larger adjacent parcels (totaling 81.13 acres) and privately owned by Elm Spring, LLC (Tax Maps No. 67-78J and 67-78L). Approximately 72% of Property (cumulative host parcels) will remain undisturbed and in their current condition. The project's location combined with existing vegetation, topography and proposed buffering will prevent visibility from neighboring parcels and Jefferson Highway. The proposed Project is on the same Elm Spring, LLC owned farm as the County SUP approved small solar project called Elm Spring I Solar, which is located approximately 790 feet to the east.

**STAFF ANALYSIS:**

Staff have executed a proximity analysis to determine the nearest and furthest solar energy systems that have been approved or are under construction in the County. The closest solar energy system under construction to this project is located on Long Meadow Road, approximately 0.5 miles away. The furthest approved solar energy system is located approximately 5.7 miles away on Wayne Avenue in Stuarts Draft.

There have been two small solar energy systems approved that are adjacent to each other on Wayne Avenue. Those sites are marked by their lack of developability due to being landlocked by existing development, topographical features, and railroad infrastructure. This project (Elm Spring II) is proposing to site on highly developable land

adjacent to an already approved solar facility, which could be considered clustering. Without a better understanding of how the facilities will work together to create a balanced use of the land, staff think this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel.

## **ISSUES**

### ***Adherence to Policy 6, Balanced land uses***

Staff are of the opinion that the land under or near the VEPCO easements would still be developable. There are developments near easements in other areas of Fishersville. Staff also see developing the land with solar systems constructed to be a challenge depending on the use of the development. While there is one solar facility already approved adjacent to this site, staff feel that constructing a second facility would not be appropriate for the area as there are three (3) solar energy systems already approved or constructed in the Fishersville Area. Staff consider Fishersville to be the most dense and concentrated area in Augusta County.

### ***Adherence to Policy 7, Compact, interconnected development***

The project is located within an Urban Service Area, which the county strongly discourages.

### ***Adherence to Policy 12, Clustering and colocation***

Staff would view this project and Elm Spring I as clustering as there does not seem to be a cohesive design between the two facilities, and would be breaking up parcels that could be developed. Without a better understanding of how the facilities will work together to create a balanced use of the land, staff think this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel.

## **ISSUES THAT HAVE BEEN ADDRESSED**

### ***Adherence to Policy 1, Economy***

The applicant has provided an updated Fiscal Impact Analysis that relates to the Elm Spring VAB project.

### ***Adherence to Policy 2 and 5, Rural viewsheds and Visual impacts***

The applicant has explained that there are existing VEPCO overhead power easements that prohibit them from planting a vegetative buffer along those property lines where the ordinance would require buffering. However, Dominion Power does allow for fencing to be constructed in the easements. The applicant has proposed to construct Alternative 1 along the two locations where the property boundary overlaps with the VEPCO easements in combination with the original proposed Alternative 2 buffering around the rest of the property. The applicant has discussed this with County staff, and staff sees no issue with the proposed fencing as shown in the updated exhibits of the site plans. The applicant has also proposed using Alternative Compliance around certain portions of the property lines where there is existing vegetation. The applicant understands that the

Board of Zoning appeals will ultimately determine if the existing vegetation would be sufficient to act as the required buffering in those areas. The applicant has also stated that renderings will be provided to illustrate any visual impacts the project may have on surrounding development.

***Adherence to Policy 6, Balanced land uses***

The applicant has provided concept maps showing the potential for the land to be developed around the two solar facilities constructed on the parcels. The applicant has also stated that they will be implementing string inverters which are quieter than central inverters.

**COMMUNITY DEVELOPMENT STAFF RECOMMENDATIONS**

An evaluation of this project's conformance with the twelve policies in the Comprehensive Plan and its overall location, character, and extent are crucial factors in determining whether this project is in substantial accord with the vision for land use on this property as identified by the Comprehensive Plan.

As required under Virginia State Code Section 15.2-2232, the location, character, and extent of the project were considered in the review process:

**LOCATION**

The solar project is proposed in an Urban Service Area, where solar facilities are strongly discouraged in the Comprehensive Plan. While the majority of the surrounding area is agricultural land which is not expected to be impacted, staff feels that the solar facility is in close proximity to a residential area south of the site, which could be negatively impacted by the proposed development for the reasons outlined above. In addition, the location of the proposed project is directly off of US-250, which is one of the busier corridors in the County. Because this major thoroughfare is a primary connector between the cities of Staunton and Waynesboro, land adjacent to the roadway is considered optimal for residential or commercial development.

**CHARACTER**

While additional landscaping will serve to alleviate some of the visual impacts of photovoltaic panels, it is impossible to fully screen the project site from all viewpoints due to this site's rolling topography. Staff feels that the proposed native vegetation to be used as buffer and ground cover would help preserve the character of the County.

**EXTENT**

The size of the project is approximately 23 acres within the fenced area. This has been in line with the majority of small energy system applications the County has received. This is a distributive solar project, which the County encourages as a means of achieving renewable energy goals.

This project would not be constructed on prime farmland; therefore, staff feel that the proposed size of the project would not impact the agricultural economy of Augusta County. The project is a distributed solar project through Dominion Energy. The County

encourages distributed solar which helps achieve the County's renewable energy goals. Not every policy is applicable in this project, such as Policies 8-9. The applicant does take surrounding natural resources into consideration, and provides natural benefits by planting native pollinators to help nourish the ground as well as attract a variety of wildlife.

The extent of the project is distributive solar which the County encourages, but it is located within the Urban Service Area which the Comprehensive Plan strongly discourages. Staff are of the opinion that siting of two projects on contiguous parcels under two applications by the same applicant would constitute as clustering and breaking up the land for future development. While development could potentially be proposed, staff see challenges with constructing the uses that the property is planned for with two solar energy systems sited on the parcels. Staff do understand as well that the parcel is privately owned, therefore might not be developed as planned under the Future Land Use Map. Staff feel that this project could impact the surrounding area as there is development planned directly adjacent to the parcel. For the reasons stated above, staff find that this project is not in substantial accord with the Comprehensive Plan.

If the Board of Zoning Appeals desires to approve the project, staff would recommend the following conditions:

**Pre-Conditions:**

1. Submit site plan meeting the requirements of Section 25-673 “Site Plan Contents,” Section 25-70.4.C “Standards applicable to small solar energy systems,” and Section 25-70.5 “Applications and Procedures for Small Energy Systems” of the Augusta County Zoning Ordinance to be approved by all appropriate departments and/or agencies.
2. The Facility shall not commence commercial operations until final site plan approval is first obtained from the Zoning Administrator or his/her designee, and all pre-conditions of approval have been met.
3. In consultation with site plan review, wetlands shall be inventoried and delineated, and no construction of panels or access roads shall be permitted within 35 ft. of the delineated wetland. All operations and infrastructure of the Facility shall additionally maintain a 35 ft. riparian buffer from all streams.
4. The Facility shall not obtain final site plan approval until evidence has been given to the County that an electric utility company has signed an interconnection agreement with the permittee.
5. Landscaping Plan. The Applicant shall submit a proposed landscaping plan for each perimeter of the Facility (outside all fenced areas) to the Zoning Administrator and/or his/her designee for review and approval as part of the full site plan, which shall be in general conformance with the landscaping plan submitted with the Concept Site Plan. The following conditions shall govern the installation of landscaping in accordance with the landscaping plan:
  - a. All landscaping shown on the landscaping plan shall be installed at the heights specified on the Concept Site Plan and shall be in good condition prior to the commencement of commercial operations.
  - b. In the event that the Applicant requires a minor deviation from the approved landscaping plan or full site plan, such deviation shall be provided on a revised plan sheet for review and approval by the Zoning Administrator and/or his/her designee. Minor deviations shall not include changes to the proposed install heights of landscaping.
  - c. In areas where there is an existing timber buffer remaining on the Facility parcel that provides at least the equivalent buffer benefits as the buffer proposed on the Concept Site Plan, then the existing timber buffer shall be retained as the perimeter landscaping. Hand-clearing of trees within the existing timber buffer for purposes of safety or removal of dead trees is permitted, so as long as the Applicant plants appropriate replacements in accordance with ordinance standards. All existing timber buffers, which may require supplementation with planted trees or shrubs if the existing buffer consists of a relatively thin block of trees or lacks significant understory, are

subject to review and approval by the Zoning Administrator and/or his/her designee. The use of existing timber and natural screening is preferable.

- d. In areas where sufficient existing timber does not remain, the landscaping requirements shall conform to the Concept Site Plan. The trees shall be planted during the appropriate time of year, subsequent to the completion of construction.
- e. A surety agreement for landscape maintenance in a form acceptable to the County Attorney shall be submitted and approved prior to the issuance of any building permits. The amount of the surety shall be determined by an independent landscape architect selected and reasonably compensated by the Applicant but approved by the Zoning Administrator and/or his/her designee. The amount of the surety shall be equal to a reasonable estimate of the amount needed to establish, and following establishment, to maintain the landscaping required by the approved landscaping plan for two (2) years after initial installation. Once the landscaping has been successfully established, the surety amount will be reduced to that amount required for two (2) years of maintenance thereafter. The surety will be released only after decommissioning is complete.
- f. All landscaping will be reviewed by the Zoning Administrator and/or his/her designee following installation, at one-year following installation, and as necessary thereafter to ensure the landscaping is being maintained.
- g. The Applicant shall work with the County to identify the species that will provide the best aesthetic and environmental benefit, while also considering market availability.

The use of herbicides for perimeter landscaping shall be minimized to the greatest extent reasonably practicable.

6. Decommissioning Plan. Concurrent with the submittal of the final site plan, the owner of the Facility shall produce to the County a Decommissioning Plan as outlined in the Augusta County Code Section 25-70.10, as amended. Any structure or equipment associated with the Facility that is not operating for a continuous period of 12 consecutive months shall be subject to decommissioning, per Augusta County Code Section 25-70.10, as amended. Within 6 months of the date of abandonment or discontinuation, the owner or operator shall complete the physical removal of the solar energy project and site restoration. This period may be extended at the request of the owner or operator, upon approval of the Board of Zoning Appeals. Periods during which the Site is not operational for maintenance, repair, or due to catastrophic events beyond the control of the Applicant, during which the Applicant works diligently to return the Site to full operating status, shall not trigger the Decommissioning requirements herein. The Applicant must provide written notice and evidence of the above to the Zoning Administrator during the period in which the Solar Facility is not fully operational. Such notice shall identify the last day on which the Site was fully operational. Regardless of the efforts of the

Applicant to return the Solar Facility to full operational capacity, if the Solar Facility does not operate as a solar energy facility collecting and storing energy and transferring and distributing it to the Grid after the catastrophic event, for a period of two (2) years the Special Use Permit shall be rendered void and the Applicant shall commence Decommissioning no later than the 730th day after the last day the Site was fully operational.

7. Decommissioning Estimate. Concurrent with the submittal of the final site plan, the owner of the Facility shall produce to the County an estimate of the decommissioning costs as outlined in the Augusta County Code Section 25-70.10, as amended, and/or detailed below (the more stringent shall apply), by line item and the surety guaranteeing the payment of those costs and the decommissioning work. The estimate shall be signed and sealed by a third-party engineer licensed in Virginia. The decommissioning cost estimate shall include, at least, the following delineated by line item:
  - a. Total cost related to complying with all the decommissioning work required by this Special Use Permit.
  - b. Costs related to creating, maintaining, and re-stabilizing any construction entrances identified on the Property, with a separate line item for each such construction entrance, unless written waiver to the Board of Zoning Appeals is requested by the landowner.
  - c. Costs for mobilization.
  - d. Costs for removal and disposal of all materials, line itemed by category of facility. For example, "cost to remove conduit," "cost to remove panels," "cost to remove panel support structure," cost to remove inverters," etc.
  - e. Costs to de-compact soils and reestablish topsoil.
  - f. Costs to stabilize land disturbed by the decommissioning work.
  - g. Costs of trucking, hauling and equipment use.
  - h. Costs for removal of any landscaping in buffer zones, setback areas, or under panels.
  - i. Costs of landfill fees associated with the disposal of commercial and industrial waste.
  - j. Costs of all labor and estimated man hours to perform the decommissioning work.
  - k. Costs must assume an increase in labor and equipment costs of two percent (2%) a year every year until the completion of decommissioning and must assume commencement of decommissioning after year thirty-five (35) of operation.
  - l. Costs must include a 25% contingency of the total estimate.

- m. The certification of a third-party engineer licensed in Virginia affirming that the owner/operators' cost estimate is sufficient to satisfy the decommissioning required herein. The estimated amount for the salvaged materials shall not be part of the consideration in the decommissioning cost estimate.
  - n. Should the funds guaranteed for the Decommissioning Activities for any reason not be sufficient for the County to complete the Decommissioning Activities as allowed for herein and as set forth in the Decommissioning Plan, the Applicant shall be and shall remain liable to the County for the difference between the guaranteed funds and the amounts required to Decommission the Solar Facility and shall pay the difference to the County upon demand. The County shall not be liable to any party in any way for the funds drawn pursuant to the conditions set out herein and expended in relation to Decommissioning.
- 8. Decommissioning Bonding. Prior to the issuance of final site plan approval for the Facility, the applicant shall submit a bond, irrevocable letter of Credit, or other appropriate surety acceptable to the County in accordance with Augusta County Code Section 25- 70.11, as amended.
  - 9. Panel Specification and Composition. At the time of site plan review the Applicant shall provide to the Zoning Administrator, a written panel specification disclosure document that includes the composition, toxicological information, and the physical and chemical properties of all of the solar panels, including coatings, being utilized for the Facility. The Applicant shall utilize crystalline solar panels for the Project. The Applicant shall not utilize any panels that of the type known as thin-film panels, including but not limited to not utilizing panels manufactured with or coated using lead, the GenX chemical, amorphous silicon (a-Si), cadmium telluride (CdTe), copper indium gallium selenide (CIS/CIGS), organic photovoltaic cells (OPC) panels, and/or any other material prohibited by state or federal law for use in solar photovoltaic panels. Moreover, to the extent any panel utilized has a Safety Data Sheet associated therewith under 29 CFR 1910.1200(g) and its Appendix D, the Safety Data Sheet shall be disclosed, as well.
  - 10. The Facility, including, but not limited to, all areas covered by photovoltaic panel, any and all landscape or fencing buffer areas, any and all setback areas, any and all support equipment, and any and all access roads, shall be removed from Land Use Assessment and therefore subject to a rollback tax paid to the County for the difference between land use tax and the fair market value for each of the five most recent complete tax years. The remainder of the property not included in the Facility shall continue to meet current requirements for the County's Land Use Assessment program in order to remain included in the program, as determined by the Commissioner of the Revenue upon approval of the Special Use Permit.
  - 11. The applicant shall disclose to the Augusta County Service Authority if corrosion control systems are part of the Facility.

12. ACSA Infrastructure.
  - a. Ground surface elevations shall not be changed, and no water shall be impounded over any existing water/sewer infrastructure without written consent of the Augusta County Service Authority.
  - b. No panels and/or appurtenances, including fences and landscaping shall be installed within 20 feet each way of the centerline of any existing water or sewer main to ensure adequate space for future operations and maintenance.
  - c. Where public water/sewer utilities are located on the same property as the Facility, the Service Authority shall have the right to utilize access roads constructed for the project or be provided with reasonable access to the utilities by truck.
13. The Applicant must obtain site plan approval within 24 months of the issuance of the Special Use Permit and shall substantially complete construction within 36 months of the issuance of final site plan approval. Notwithstanding the foregoing, the Board of Zoning Appeals may approve an extension of any deadline herein for good cause.
14. Local Subscribers – Prior to beginning commercial operation of the utility-scale solar facility, the Applicant shall work in good faith and use its best efforts to identify residents of Augusta County, Virginia and its incorporated towns to voluntarily subscribe to its community solar program (“Local Subscribers”). Outreach efforts to Local Subscribers may include, among others, advertising in a local newspaper of record and hosting informational community meetings. The Applicant will give notice of such informational community meetings to the County Administrator.

**Operating Conditions:**

1. This Special Use Permit (“Permit”) is granted solely for the subject property for operation of a small solar energy system (the “Facility”). This Permit shall be binding on Elm Spring VAB, LLC and any successor-in-interest, including but not limited to any current or future owner, lessee, sub-lessee, and permitted assignee (“Applicant”).
2. The Permit shall not be assignable by Elm Spring VAB, LLC to a third party absent the written consent of the Board of Zoning Appeals of Augusta County.
3. Any document memorializing or relating to the establishment of any successor-in-interest, e.g., lessee, sub-lessee, future owner, permitted assignee, etc., between Elm Spring VAB, LLC, and any such individual or business entity, shall include a recital as to the existence of the Permit, and the duties and obligations of the third party and now successor-in-interest thereunder the Permit, to ensure that successors-in-interest are on written notice of the Permit and its terms and conditions. A copy of these conditions shall be recorded in the clerk’s office of the Circuit Court for the County of Augusta, Virginia.

4. The Facility, including but not limited to, fence line boundary, access roads (unless otherwise required by VDOT), and setbacks (unless otherwise determined by the Board of Zoning Appeals), shall be constructed and operated in substantial conformance with the approved Site Plan prepared by VHB, dated October 7, 2022.
5. All bonding or posting of sureties for the project shall at all times be by and in the name of the owner of the Facility and its successors and assigns.
6. All non-operational, non-electrical site features along the perimeter of the Facility, such as landscaping and fencing, shall be properly maintained throughout the life of the Permit. Fencing shall be maintained in good repair and landscaping shall be maintained so as to provide the desired buffer benefits. Maintenance of such features shall be guaranteed by the surety agreement and surety as provided below. If the Zoning Administrator and/or his/her designee determines that site features identified are not being properly maintained, as described herein, then the Applicant shall be given a notice to remedy as is the standard zoning violation policy of Augusta County.
7. Setbacks, either as shown on the Concept Site Plan, or set by the Board of Zoning Appeals during their review, shall be measured from the property line and/or VDOT Right of Way to the fence line of the Facility.
8. The Applicant shall not add additional photovoltaic panel areas, change the entrance locations of access roads (unless otherwise required by VDOT in a written statement), or revise the height, placement, or design of landscaping buffer elements without prior approval by the Augusta County Board of Zoning Appeals.
9. The Zoning Administrator or any other parties designated by the Zoning Administrator shall be allowed to enter the property at any reasonable time to check for compliance with the provisions of this Permit, with at least 24 hours of advance notice and subject to the security, health and safety standards and regulations that apply to the Facility.
10. The Applicant shall preserve and maintain existing forest/vegetation where it serves to meet buffer standards or standards for alternative compliance as required by ordinance from adjacent property and public right of ways, and is not in conflict with the solar panels, as indicated on the Concept Site Plan. See 5.C and 5.D in the pre-conditions of this Special Use Permit.
11. All construction and decommissioning activities shall be limited to the hours of 8:00 a.m. to 8:00 p.m., Monday through Saturday, and will be prohibited on Sundays. These conditions shall apply to noise generated during the construction of the Facility and to any construction needed during replacement, repair, or maintenance activities during the ongoing operation of the Facility. Replacement, repair, and maintenance activities conducted at nighttime and not involving construction shall comply with all applicable noise standards.
12. The Facility shall not be lit during ongoing operations, unless as required by the Uniform Statewide Building Code. Lighting used during construction shall be

downward facing and shall be located at least 500 feet from any adjacent residential property.

13. All solar panels shall use anti-reflective coatings.
14. No topsoil shall be removed from the site.
15. The Applicant shall implement the following additional measures during construction:
  - a. Maintain all construction-related vehicles in good working order.
  - b. Designate a specific individual and provide that individual's name and contact information to the Zoning Administrator and/or his /her designee, to which questions, complaints, or concerns during construction may be directed.
  - c. Prior to the initiation of construction, mail a notice of construction activity to all property owners whose properties are adjacent to areas on which the Facility will be constructed. The notice shall summarize upcoming construction activities, describe the areas in which construction will occur, including the main routes of delivery, and provide the name and contact information of the Facility representative to whom any complaints, concerns, or comments may be addressed.
  - d. Provide adequate portable sanitation facilities that are located in a manner that facilitates ease of disposal but that are not within one hundred and fifty (150) feet of any property boundary of a parcel on which a home is located and whose owner is not participating in the Facility.
  - e. Prohibit any personnel associated with the construction of the Facility from overnight lodging at the site.
16. The construction protocol will be designed to ensure that ground cover is expeditiously established, and appropriate site stabilization achieved throughout construction, and the approved construction phasing plan shall be implemented during construction.
17. Any electrical wiring used in the system shall be underground except where wiring is brought together for inter-connection to system components and/or at the project substation and switchyard for interconnection the local utility power grid. Electrical distribution lines between the inverters and the point of interconnection shall be underground except where crossing creeks, floodplains, wetlands, and at the point of interconnection. Nothing in this condition shall prevent the ability to utilize underground boring technology.
18. This Permit shall be valid from the time of issuance and thereafter for a period of 40 years from the start of commercial operations of the Facility, which shall be the date on which the Facility first delivers non-test energy to the high-voltage transmission system, or until this Permit is lawfully terminated or terminated as a matter of ordinance or other law prior to the natural expiration date, whichever is sooner. At the end of the 40 year period, unless such period is otherwise extended

by the Board, or unless decommissioning is required sooner pursuant to the conditions herein, the Facility shall be deemed to have reached the end of its lifespan and decommissioning shall begin pursuant to the conditions herein.

19. Solar Panels will be constructed, maintained, and operated in accordance with national industry standards and regulations including the National Electrical Code, International Fire Code of the International Code Council and the National Fire Protection Association Fire Code, as provided in Va. Code 15.2-2286. In the event of a conflict between the national industry standards and these Conditions, the national industry standards shall control.
20. Corporate Structure, Associations, and Information. Applicant and all successors-in-interest, including current and future owners, lessees, sub-lessees, and permitted assignees shall provide the Zoning Administrator, with a copy to the County Attorney, written notice of changes of ownership of the solar facility within thirty (30) days thereof.
21. Any substantial upgrades or changes made to the design or operation of the Facility that are planned shall be disclosed to the Zoning Administrator and/or his/her designee at least ninety (90) days before the intended implementation of the upgrades or changes – except as provided herein. Any substantial upgrades and/or changes resulting solely from a bona fide emergency and force majeure event shall be disclosed no later than (sixty) 60 days thereafter.
22. Upon completion of the installation of the Facility, Augusta CSG, LLC shall establish contacts with Augusta County Fire Rescue and Augusta County Sheriff's Office and provide both with an emergency management plan.
23. Any infraction of the above-mentioned conditions, or any Zoning Ordinance regulations, may lead to a stop work order and revocation of the Special Use Permit by the Board of Zoning Appeals.
24. Contribution for Public Improvements – The Applicant, and if different than the Applicant, the facility owner and/or operator, shall provide annual substantial cash payments for substantial public improvements in accordance with the provisions of Virginia Code § 15.2-2288.8. The amount of such annual substantial cash payment shall be equal to \$1,400 per megawatt as measured in alternating current (AC) generation capacity of the facility as listed in the Applicant's executed Interconnection Agreement with the interconnecting utility ("Contribution Amount"). The Applicant and the County acknowledge and agree that the County may identify in future budget years qualifying substantial public improvements that will be funded by the annual substantial cash payments to be provided by the facility owner and/or operator. The Contribution Amount will increase annually by two percent (2%), beginning on the first anniversary of the first payment of the Contribution Amount. The first payment will be due on or before the date that is 90 days following the commencement of commercial operation of the solar facility. Subsequent payments will be due on each anniversary of the commercial operation date until the solar facility is decommissioned as required by these Conditions. The Applicant, facility owner and/or operator shall provide written

notice to the Zoning Administrator within ten (10) business days of when the solar facility commences commercial operation. The payment by the Applicant, facility owner, and/or operator of all annual substantial cash payments until the decommissioning of the solar facility is complete shall be a condition of this permit. The Applicant, facility owner and/or operator shall be jointly and severally responsible for the payment of all annual substantial cash payments required by this condition.

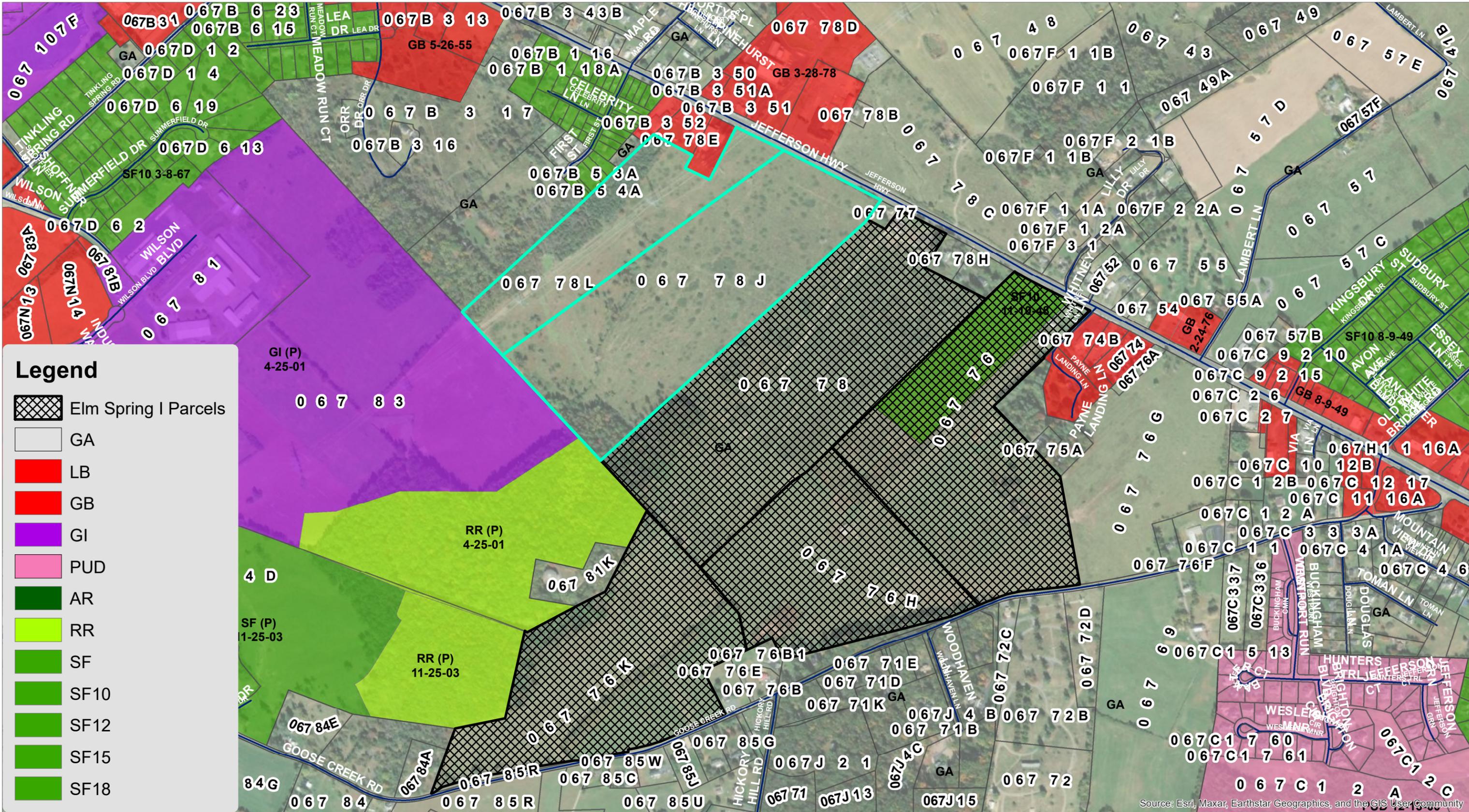
BE IT FINALLY RESOLVED that the Augusta County Board of Zoning Appeals' decision to approve this Permit is predicated on the Augusta County Board of Zoning Appeals' understanding that the above conditions the Augusta County Board of Zoning Appeals hereby imposes upon this Permit are valid, lawful, and shall apply to the approved use for the life of the use, provided, however, that if any provision of these conditions is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of these conditions and this Permit shall nonetheless remain in full force and effect.





# Elm Spring VAB Solar - Current Zoning Map

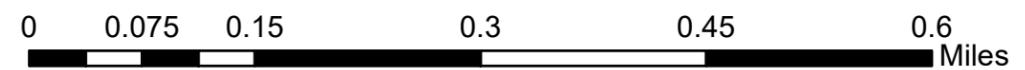
## TMPs 067-78J & 067-78L



**Legend**

- Elm Spring I Parcels
- GA
- LB
- GB
- GI
- PUD
- AR
- RR
- SF
- SF10
- SF12
- SF15
- SF18

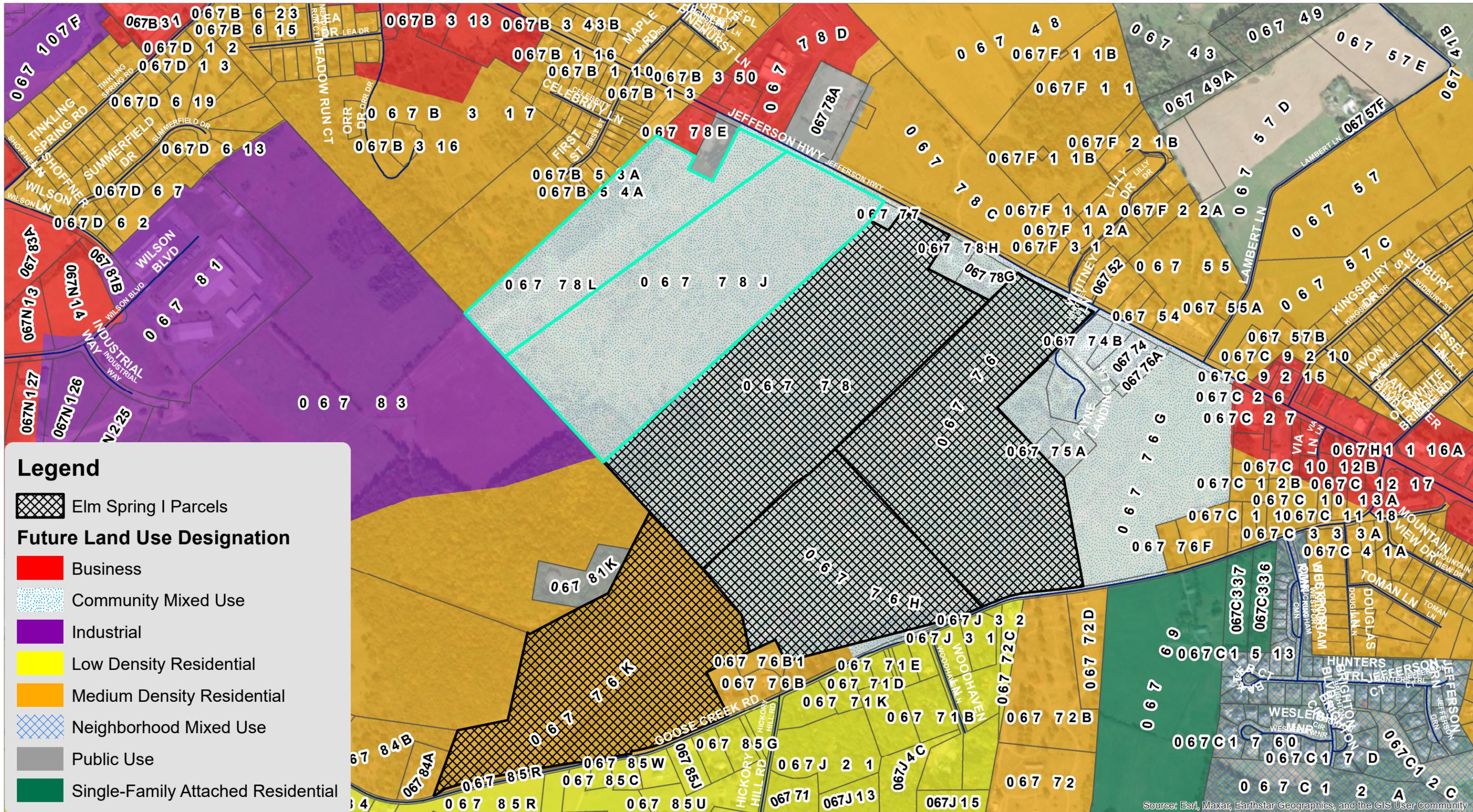
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



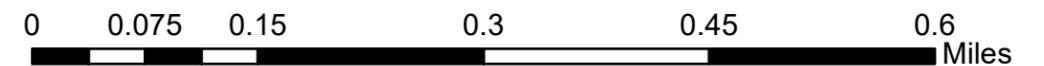


# Elm Spring VAB Solar - Comp Plan Map

## TMPs 067-78J & 067-78L



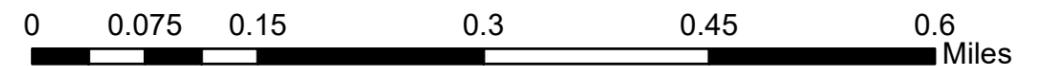
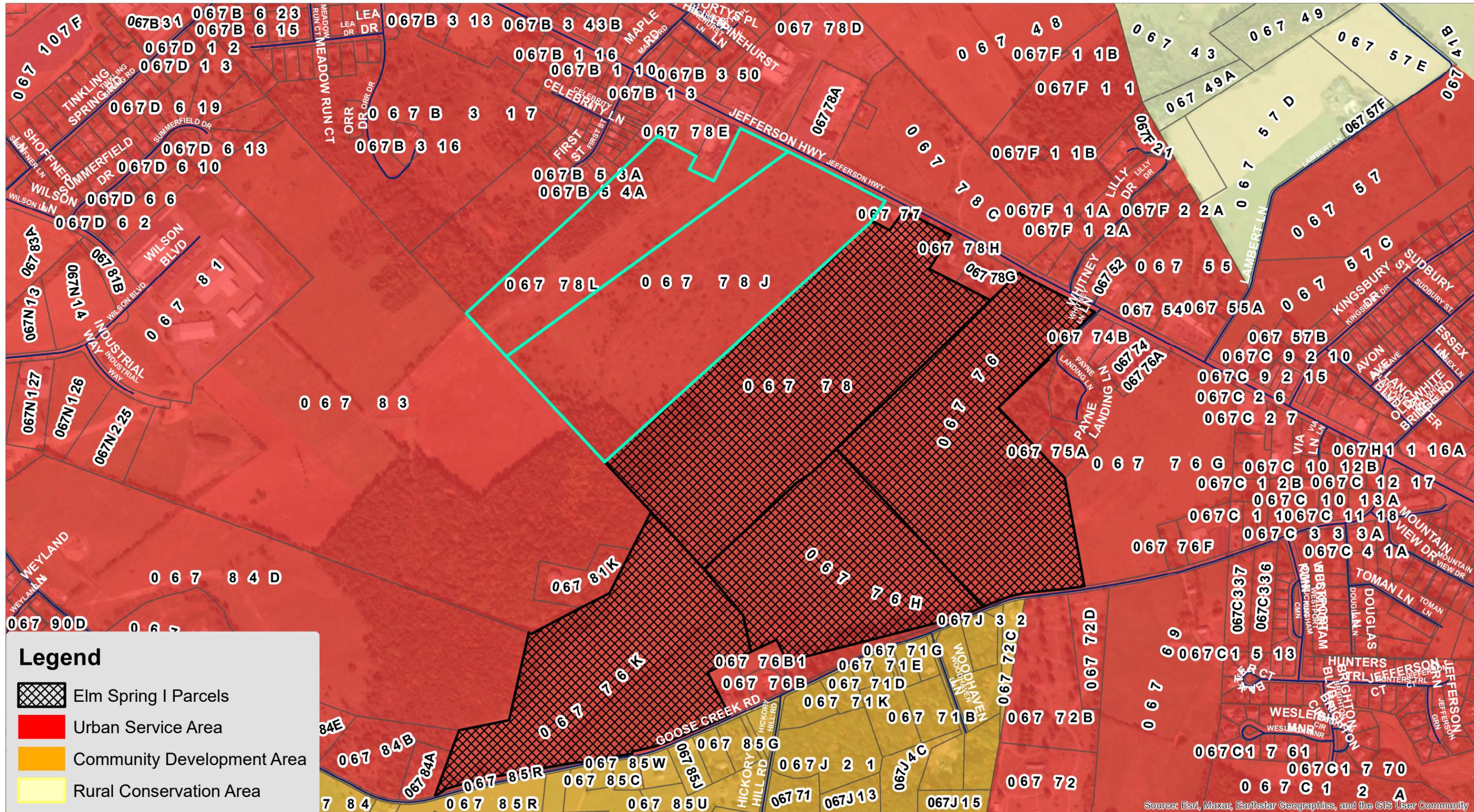
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





# Elm Spring VAB Solar - Planning Policy Area Map

## TMPs 067-78J & 067-78L



**RESPONSES TO ELM SPRING SOLAR II STAFF REPORT:**

This document is intended to supplement the initially submitted project narrative that was provided as part of the Special Use Permit Application. This document provides responses to the staff report dated April 19, 2024. Responses are organized in the same order as topics are addressed in the staff report.

**ISSUES THAT NEED TO BE ADDRESSED:** (Pages 20 and 21 of Staff Report)

1. STAFF COMMENT: Adherence to Policy 1, Economy: In order to fully analyze the economic impacts this solar project would have on the County, an updated Fiscal Impact Analysis will need to be provided that relates to the Elm Spring VAB project.

**APPLICANT SUPPLEMENTAL RESPONSE:**

The Fiscal Impact Analysis report for the Elm Spring VAB project is included in this response as Appendix A (“ELM SPRINGS II SOLAR ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA”, Mangum Economics, April, 2024). The following economic and fiscal contributions are summarized on page 4 and 5 of that report:

An estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:

- \$0.4 million in associated wages and benefits.
- \$1.4 million in economic output.

An estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:

- \$19,500 in associated wages and benefits.
- \$55,200 in economic output.

The proposed project would generate approximately:

- \$39,400 in state and local tax revenue from the one-time pulse of economic activity associated with the project’s construction.
- \$226,400 in cumulative county revenue over the facility’s anticipated 35-year operational life assuming revenues are generated from the reassessment of the real property and from taxation of the capital investments in machinery and tools.
- \$339,700 in cumulative county revenue over the facility’s anticipated 35-year operational life assuming revenues are generated from the reassessment of the real property and payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8.

Fiscal contribution summary:

The proposed Elm Springs II project would generate approximately between \$226,400 and \$339,700 in cumulative county revenue over the facility’s anticipated 35-year operational life,

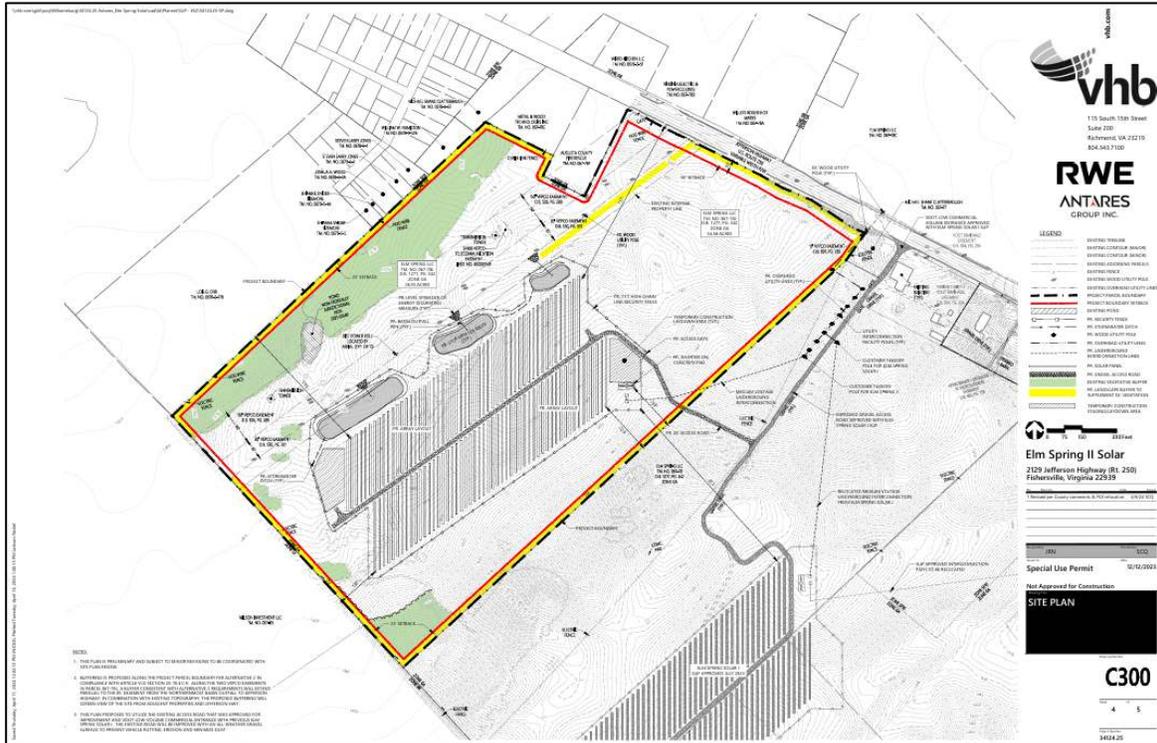
as compared to approximately \$4,900 in cumulative county revenue in the property's current use – this constitutes a 46- to 69-fold increase over current revenues.

2. STAFF COMMENT: Adherence to Policy 2 and 5, Rural Viewsheds and Visual Impacts: The applicant has not provided buffering along all property lines as required by the Ordinance § 25-70.4.C.9. Staff encourage the applicant to show the required buffering and provide reasoning for why they would like to use the alternative compliance listed in § 25-70.8. F. Any alternative compliance would be determined by the Board of Zoning Appeals.

**APPLICANT SUPPLEMENTAL RESPONSE:**

The intent of the revised SUP Site Plan dated 4/9/24 is to adhere to County Ordinance 25-70.4.C.9 by providing a continuous Alternative 2 (forested buffer) along all property boundaries. The updated SUP Site Plan is shown below in Exhibits 1 and 2 and has been provided separately to County Staff. There are two (2) locations where the property boundary overlaps with existing VEPCO overhead power easements, which overlap approximately 1,130 linear feet (14%) of the property boundary. The recorded VEPCO easement (attached as Appendix B) specifically allows for the removal of trees and vegetative undergrowth, but does allow for the installation of fencing. It also does not allow for planting of trees and vegetative undergrowth within the easement. Therefore, the Applicant will propose Alternative 1 (pressure treated timber fencing) along the approximately 1,130 feet of easement affected property boundary in combination with the currently proposed Alternative 2 buffering on the balance of the property boundaries to ensure adherence to County Ordinance 25-70.4.C.9. Modeled viewpoint renderings from Jefferson Hwy and the surrounding property perimeter will be provided by 5/8/24 for County staff and Planning Commissioner's reference. These renderings will further demonstrate the visual screening of the proposed solar facility, will be made available at the Community Meeting and included in the Applicant's public hearing presentation.

### Exhibit 1: Elm Spring Solar II Site Plan



### Exhibit 2: Elm Spring Solar II Site Plan

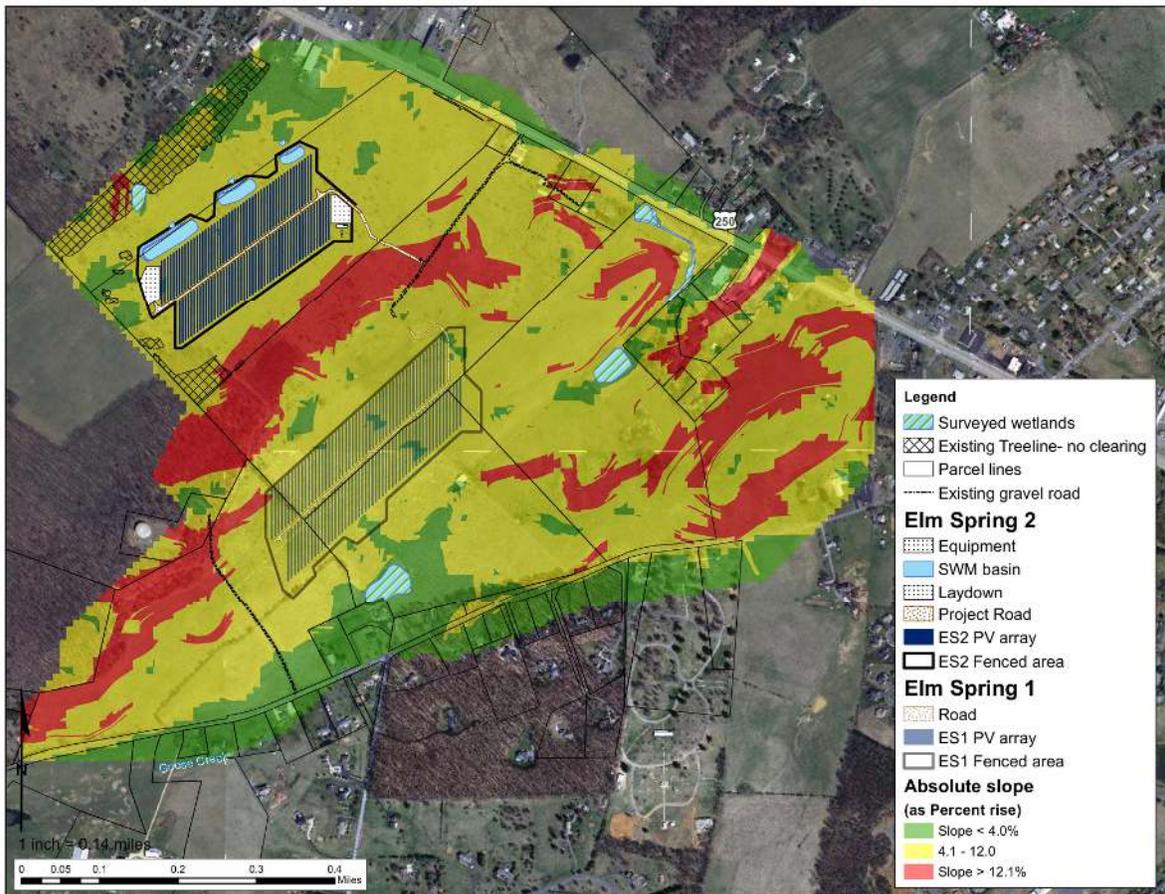


3. STAFF COMMENT: Adherence to Policy 6, Balance of Land Use: Staff would like a description of how Elm Spring II is contributing to the balance of land use in the Fishersville area. Staff would also recommend placing any inverter pads and all equipment associated with the facility that could produce noise either in a centralized location of the facility or at a strategic place within the fenced in area where it would mitigate any noise impacts to the surrounding development.

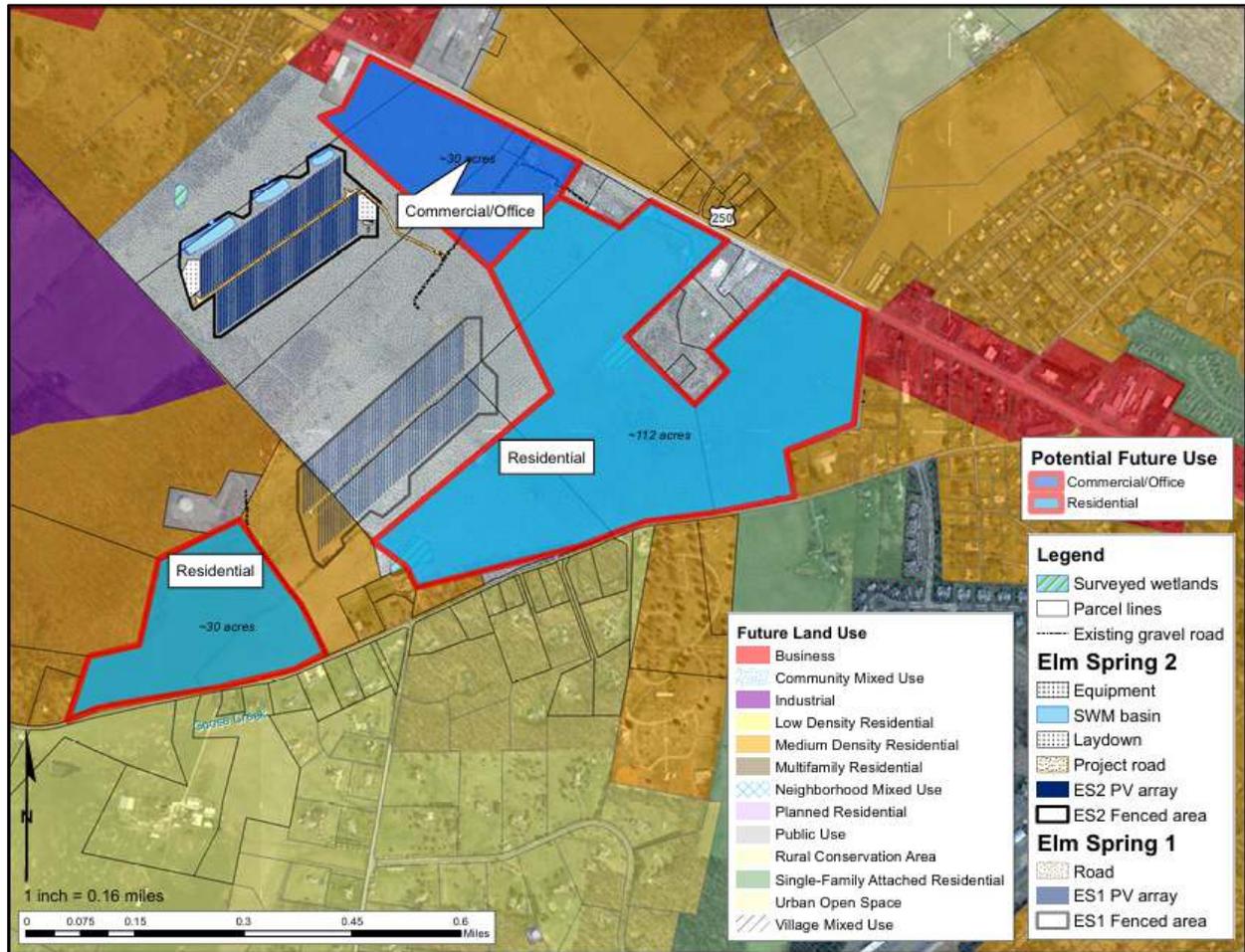
**APPLICANT SUPPLEMENTAL RESPONSE:**

The locations of both proposed solar projects on this property were thoughtfully chosen to balance the following factors: 1) to utilize portions of the farm with slopes that will help minimize soil disturbance and grading (see Exhibit 3); 2) to maximize setbacks from neighbors and adjacent public roads; 3) to minimize visibility from area neighbors by avoiding locating any solar equipment on the highest elevations on the farm; and 4) to allow the potential future development of the areas of the farm that are closest to public road frontage and power, sewer, and water utilities for community mixed use and residential development per the County’s Future Land Use Map if the managing landowner chooses to pursue those options in the future (see Exhibit 4).

**Exhibit 3: Elm Spring Slope Map and Proposed Solar Project Locations**



**Exhibit 4: Elm Spring Potential Future Development Areas Preliminary Concept Map**



On this approximately 330 acre farm, the landowner desires a total of less than 50 acres (about 15% of the total farm acres) of the farm to be developed for two distributed solar projects. An additional approximately 26.5 acres are located within or North of the Dominion Energy (VEPCO) power line easements—about 8.7 acres of that area is currently wooded and the balance (~17.8 acres) is cattle grazed and not available for further development due to restrictions associated with the power line easements (see Appendix B for details). An additional approximately 8.5 acres of the property is currently wooded and not planned for clearing as part of the solar project. The majority of the remaining property is potentially available for development according to the uses identified in the County’s Future Land Use Map, if the landowner decides to pursue development options in the future. The preliminary concept map in Exhibit 4 identifies approximately 30 acres of area for potential Commercial/Office development, and an additional 142 acres of potential residential development area, for a total of 172 acres (52% of the total farm acres) for potential future development while the solar projects on the property are operational.

By expressed preference of the managing landowner and the current tenant farmer (second generation tenant farmer at this farm), sheep grazing is planned inside the fence for the solar projects on this property. The landowner's desire is to maintain haying and grazing operations on the farm for the foreseeable future, per the wishes of the managing landowner's grandfather when he passed control of the farm to his daughter. Adjacent neighbors to this property are also supportive of the potential to maintain this land as an operating farm for as long as possible, and have been supportive of the solar project(s) if it will help the family do that.

The near-term and potential long-term land use and development options described above provide balanced land use both within the farm and for the broader surrounding areas, and in a potentially phased approach that would be manageable over time in terms of provision of utilities and County services to support that development.

Regarding potential noise impacts and proposed inverter and associated equipment placement, this project will use string inverters which produce significantly less noise than the central inverters typically used on utility-scale solar projects. The existing proposed equipment pad location is over 1,000 feet from the nearest existing home and more than 1,000 feet from the nearest road (Jefferson Highway) or other public space. A health and safety analysis and summary report has been provided by an independent professional engineer to examine specific health and safety issues associated with this project and its surrounding area. With respect to noise impacts, that report concludes that "the Elm Spring II Solar project will not create noise for any neighbors during operation . . . and the equipment does not make any noise at night." The same summary report also concludes: "The project will not result in any negative impacts to public health or safety." Since the proposed location of the inverter and associated equipment will not create noise-related concerns for the nearest neighbors and public spaces, we do not believe moving this equipment is needed or preferable. The selected location is preferable to improve accessibility of the equipment for operations and maintenance, minimize new on-site road construction, and to minimize the distance between this equipment and the point of interconnection to the utility grid, thereby reducing soil disturbance associated with the connecting underground power lines.

4. STAFF COMMENT: Adherence to Policy 7, Compact, interconnected development: The project is located within an Urban Service Area, which the county strongly discourages.

APPLICANT SUPPLEMENTAL RESPONSE:

This distributed solar project would occupy only about 23 acres inside the fence. There are about 11,884 acres in the Fishersville Urban Service Area and about 39,288 acres in the County's total Urban Service Areas. This project would represent only 0.24% of the Fishersville Urban Service Area and only about 0.07% of County's total Urban Service areas. The project has been planned in a manner to allow future development on the property, if the landowner

so chooses, along the most developable portions of the property (closest to adjacent roads and utilities—water, sewer, and electricity) on the non-solar areas of this approximately 330 acre farm. In addition, the planned area for this project is adjacent to the existing Dominion Energy (VEPCO) transmission line easement. Due to proximity to those power lines, including newly installed (~2022-2023) distribution-voltage power lines that are within 50 feet of the closest fence line for the planned project, the area chosen for this solar project is not among the most attractive portions of this property for future development of housing or businesses.

It should also be noted that the landowner's family has contributed extensively to the current development of water, sewer, phone, electric, gas, and public service infrastructure in the area through the granting and provision of at least 25 utility-related easements over the period from 1939 to 1996, plus the granting of land (2 acres) that is currently used for the Preston L. Yancy Fire Department. The proposed project does not interfere or negatively impact any of that existing infrastructure or the related easement accesses. The applicant and managing landowner hope the County considers this family's prior contributions to the existing infrastructure in this Urban Service Area, and the family's desire to implement this distributed solar project as an important part of their plan to improve the financial performance of the farm while also maintaining all of the existing acres as an operating farm (including sheep grazing inside the fence at the solar project). This project, and the previously approved distributed solar project on this farm, have been planned to allow the potential for future development on the property during the operating lifetime of the solar projects. After decommissioning of the solar projects, those acres would also be available for future development if the landowners choose to consider that in the future. The solar project(s) will help the farm's finances in the interim.

5. STAFF COMMENT: Adherence to Policy 12, Clustering and Colocation: Staff would view this project and Elm Spring I as clustering as there does not seem to be a cohesive design between the two facilities, and would be breaking up parcels that could be developed. Without a better understanding of how the facilities will work together to create a balanced use of the land, staff think this solar energy facility would have a negative impact on the surrounding community due to the location of the property and the placement of the proposed project on the parcel.

#### APPLICANT SUPPLEMENTAL RESPONSE:

The locations of both proposed solar projects on this property were thoughtfully chosen to balance the following factors: 1) to utilize portions of the farm with slopes that will help minimize soil disturbance and grading (see Exhibit 3); 2) to maximize setbacks from neighbors and adjacent public roads; 3) to minimize visibility from area neighbors by avoiding locating any solar equipment on the highest elevations on the farm; and 4) to allow the potential future development of the areas of the farm that are closest to public road frontage and power, sewer, and water utilities for community mixed use and residential development per the

County's Future Land Use Map if the managing landowner chooses to pursue those options in the future (see Exhibit 4).

Exhibit 3 presents a slope map for the farm, with the yellow and green shaded areas shown as slopes that are most feasible for installation of solar trackers. Areas shown in red were avoided when selecting the project areas in order to minimize potential soil disturbance and grading requirements. Exhibit 4 presents a preliminary concept plan, developed in collaboration with two Augusta County-based land development companies (Madison Monroe Associates, and Balzer & Associates), for potential long-term development for this property in accordance with the Future Land Use Map for the property. In addition to the slope considerations for locating the solar array areas, optimizing the road frontage, access to existing sewer, water, and other utility infrastructure for the potential future commercial/office and residential development shown in Exhibit 4 was a priority for selecting the locations of the solar arrays. Additional discussion of the balanced land use considerations for this farm in association with the proposed solar arrays is provided in the response above to item 3. STAFF COMMENT: Adherence to Policy 6, Balance of Land Use.

**Appendix A**

**“Elm Springs II Solar Economic and Fiscal Contribution  
to Augusta County, Virginia”  
prepared by Mangum Economics, Glen Allen, VA, April 2024.**

# ELM SPRINGS II SOLAR ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA



Prepared for



APRIL 2024



4510 COX ROAD, SUITE 202  
GLEN ALLEN, VIRGINIA 23060  
804-322-7777

MANGUMECONOMICS.COM

## About Mangum Economics, LLC

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Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. One recent example was an analysis of the proposed \$2.3 billion Green City “net-zero eco district.” The Mangum Team has also authored multiple economic development plans, including identifying industry recruitment opportunities created by the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 28 GW of proposed solar, wind, battery energy storage, and hydro projects spanning twenty-five states. Among those projects was Dominion’s 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Advanced Applied Technology:** The Mangum Team specializes in analyzing how advanced technology developments (like data centers, fiber networks, and advanced manufacturing plants) contribute to the state and local economies. We have worked with local governments, trade associations, developers, and operating firms across the country to show how investments in advanced critical infrastructure transform local economies across the country.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

### The Project Team

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## Executive Summary

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This report assesses the economic and fiscal contribution that the proposed Elm Springs II project would make to Augusta County, Virginia. The primary findings from that assessment are as follows:

- 1) Elm Springs II is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located between Goose Creek Road and Jefferson Highway in Augusta County, Virginia. The total acreage to be leased and actively used for the project encompasses approximately 23 acres of land used for cattle grazing.**
  
- 2) The proposed Elm Springs II project would make an economic contribution to Augusta County:**
  - The proposed Elm Springs II project would employ approximately 19 local and non-local full-time equivalent construction workers.<sup>1</sup>
  - The proposed Elm Springs II project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
    - 6 direct and 1 indirect and induced local job years.
    - \$0.4 million in associated wages and benefits.
    - \$1.4 million in economic output.
  - The proposed Elm Springs II project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
    - < 1 direct, indirect, and induced job.
    - \$19,500 in associated wages and benefits.
    - \$55,200 in economic output.
  
- 3) The proposed Elm Springs II project would also make a fiscal contribution to Augusta County. The proposed project would generate approximately:**
  - \$39,400 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
  - \$226,400 in cumulative county revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the reassessment of the real property and from taxation of the capital investments in machinery and tools.
  - \$339,700 in cumulative county revenue over the facility's anticipated 35-year operational life assuming revenues are generated from the reassessment of the real property and payments in conjunction with granting a conditional use permit under the

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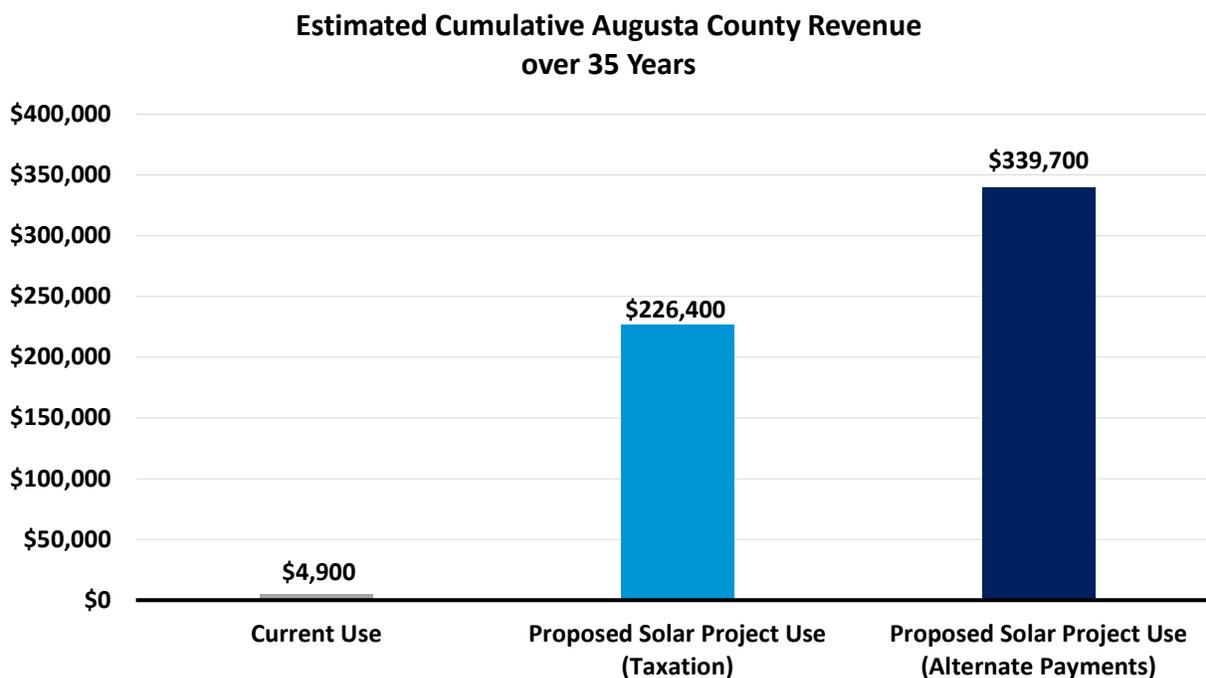
<sup>1</sup> Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately five months.



Virginia Code §15.2-2288.8. The payments would be based on the project’s generation capacity and would include an annual 2 percent escalator.<sup>2</sup>

**4) The proposed Elm Springs II project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:**

- The proposed Elm Springs II project would generate approximately between \$226,400 and \$339,700 in cumulative county revenue over the facility’s anticipated 35-year operational life, as compared to approximately \$4,900 in cumulative county revenue in the property’s current use – this constitutes a 46- to 69-fold increase over current revenues.



*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

<sup>2</sup> Data Source: RWE.

## Introduction

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This report assesses the economic and fiscal contribution that the proposed Elm Springs II project would make to Augusta County, Virginia. This report was commissioned by RWE Clean Energy (RWE) and produced by Mangum Economics.

## The Project

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Elm Springs II is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located between Goose Creek Road and Jefferson Highway in Augusta County, Virginia. The total acreage to be leased and actively used for the project encompasses approximately 23 acres of land used for cattle grazing.

## Economic and Fiscal Impact

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This section quantifies the economic and fiscal contribution that the proposed Elm Springs II project would make to Augusta County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

## Method

To empirically evaluate the likely local economic impact attributable to the proposed Elm Springs II project, the analysis employs a regional economic impact model called IMPLAN.<sup>3</sup> The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Elm Springs II project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area

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<sup>3</sup> IMPLAN is produced by IMPLAN Group, LLC.

that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Elm Springs II project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

## Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Elm Springs II project would have on Augusta County.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the Elm Springs II project is estimated to be approximately \$12.5 million.<sup>4</sup>
- Of that total:
  - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$5.9 million.<sup>5</sup>
  - Capital equipment costs are estimated to be approximately \$6.6 million.<sup>6</sup> It is anticipated that no capital equipment would be purchased from vendors in Augusta County.<sup>7</sup>
- The proposed Elm Springs II project would employ approximately 19 local and non-local full-time equivalent construction workers.<sup>8</sup>
- For ease of explication, all construction expenditures are assumed to take place during a 12-month period.

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<sup>4</sup> Data Source: RWE.

<sup>5</sup> Data Source: RWE.

<sup>6</sup> Data Source: RWE.

<sup>7</sup> Data Source: IMPLAN Group LLC.

<sup>8</sup> Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period. Actual construction is anticipated to take approximately five months.



## Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Elm Springs II project would directly provide a one-time pulse supporting approximately: 1) 6 job years, 2) \$0.4 million in wages and benefits, and 3) \$1.2 million in economic output to Augusta County.

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Augusta County would support approximately: 1) 7 job years, 2) \$0.4 million in wages and benefits, 3) \$1.4 million in economic output, and 4) \$39,000 in state and local tax revenue.

**Table 1: Estimated One-Time Economic and Fiscal Impact on Augusta County from Construction of the Elm Springs II Project<sup>9,10</sup>**

Economic Impact	Employment – Job Years	Wages and Benefits	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	6	\$381,300	\$1,200,000
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	1	\$66,800	\$228,800
<b>Total Economic Activity</b>	<b>7</b>	<b>\$448,100</b>	<b>\$1,428,800</b>
<b>Fiscal Impact</b>			
<b>State and Local Tax Revenue</b>			<b>\$39,400</b>

*\*Totals may not sum due to rounding.*

## Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Elm Springs II project would have on Augusta County during its anticipated 35-year operational phase.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Elm Springs II project would spend approximately \$45,000 each year for maintenance and repair, vegetative control, and other operational expenditures.<sup>11</sup>

<sup>9</sup> It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Additionally, it is important to note that it is not possible to know with certainty what proportion of jobs would go to county construction contractors or be filled by county residents.

<sup>10</sup> A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects where the construction schedule is not exactly one year and to account for the fact that actual on-site employment may vary over the period.

<sup>11</sup> Data Source: RWE. Expenditure estimate is subject to change based on final design and vendor contracts.



## Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Elm Springs II project would directly support approximately: 1) < 1 job, 2) \$16,100 in wages and benefits, and 3) \$43,200 in economic output to Augusta County.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Augusta County would be approximately: 1) < 1 job, 2) \$19,500 in wages and benefits, and 3) \$55,200 in economic output.

**Table 2: Estimated Annual Economic Impact on Augusta County from the Ongoing Operation of the Elm Springs II Project**

Economic Impact	Employment	Wages and Benefits	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	< 1	\$16,100	\$43,200
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	< 1	\$3,390	\$12,000
<b>Total Economic Activity</b>	<b>&lt; 1</b>	<b>\$19,500</b>	<b>\$55,200</b>

## Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in machinery and tools in the Elm Springs II project is estimated to be approximately \$9.0 million.<sup>12</sup>
- Elm Springs II would be located on approximately 23 acres in Augusta County.<sup>13</sup>
- The approximately 23 actively used, fenced-in acres would be removed from the land use program and reassessed at a solar use assessment value of \$10,000 per acre.<sup>14</sup>
- The initial interconnection request for Elm Springs II was filed in 2023.<sup>15</sup>
- Tax rates are assumed to remain constant throughout the analysis.
- The Elm Springs II project’s total generation capacity would be 3 MW AC.<sup>16</sup>
- The Elm Springs II project would become operational in 2025.<sup>17</sup>

<sup>12</sup> Data Source: RWE.

<sup>13</sup> Data Source: RWE.

<sup>14</sup> Data Source: Actual future assessment value for solar projects in Augusta County is currently unknown. The potential future assessment value of \$10,000 per acre is an estimate based on experience with comparable solar projects in Virginia.

<sup>15</sup> Data Source: RWE.

<sup>16</sup> Data Source: RWE.

<sup>17</sup> Data Source: RWE.

- Elm Springs II would have an operational life of approximately 35 years.<sup>18</sup>

## Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Elm Springs II project would make to Augusta County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Elm Springs II project would generate for Augusta County over a 35-year period from the increased property assessments associated with reassessing the site as solar use property. Scenario 1 then describes the additional revenue Elm Springs II would generate for Augusta County from taxes levied on the capital investment in machinery and tools, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8.<sup>19</sup>

### Reassessment of Property

Table 3 details the increased tax revenue associated with reassessing the 23-acre solar site as solar use property. The county real estate tax revenue from the fenced-in acreage after removal from the land use program and reassessment is estimated to be approximately \$1,500 per year for a cumulative total of approximately \$50,700 over the project’s anticipated 35-year operational life expectancy. Adding one-time rollback taxes of approximately \$34,000 increases that cumulative total to approximately \$84,700. In contrast, the property currently generates approximately \$140 per year for the county, for a cumulative total of approximately \$4,900 over 35 years.

**Table 3: Estimated County Revenue Generated by the Proposed Elm Springs II Project over 35 Years from Real Estate Taxes**

Estimated Increased Appraised Value of Property	\$230,000
Augusta County Real Estate Tax Rate <sup>20</sup>	0.0063
Annual County Real Estate Tax – Solar Use	\$1,500
<b>Revenue over 35 Years</b>	<b>\$50,700</b>
<b>One-time Rollback Taxes<sup>21</sup></b>	<b>\$34,000</b>
<b>Total Cumulative Revenue over 35 Years</b>	<b>\$84,700</b>

*\*Totals may not sum due to rounding.*

<sup>18</sup> Data Source: RWE.

<sup>19</sup> Data Source: RWE.

<sup>20</sup> Data Source: Augusta County website.

<sup>21</sup> Rollback taxes are computed as the difference between the current land use value assessment tax and the tax on the fair market value for the affected acreage for five complete tax years plus the current year. Does not account for changes in assessment values over time. Includes simple interest.

### Scenario 1: Taxation of Capital Investment in Machinery and Tools

Table 4 separately details the additional annual revenue that the proposed Elm Springs II project would generate for Augusta County over a 35-year period from taxes levied on capital investment in machinery and tools. This estimate is calculated as: 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-2606.1<sup>22</sup>, times 2) Augusta County’s depreciation guidelines for machinery and tools<sup>23</sup>, times 3) Augusta County’s real estate tax rate of \$0.63 per \$100 of assessed value pursuant to Virginia Code §58.1-2606.1.<sup>24</sup>

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Elm Springs II project would be approximately \$2,300 in the project’s first year of operation, with that figure projected to increase to approximately \$4,500 in year 11 of the project as the value of the exemption is reduced for a cumulative total of approximately \$141,700 over 35 years.

**Table 4: Estimated County Revenue by Proposed Solar Investment Over 35 Years**

Year	Total Capital Investment Subject to Exemption <sup>25</sup>	Depreciated Value of Taxable Capital Investment <sup>26</sup>	Additional Annual County Tax Revenue Solar Investment <sup>27</sup>
1	\$8,996,900	\$359,900	\$2,300
2	\$8,996,900	\$359,900	\$2,300
3	\$8,996,900	\$359,900	\$2,300
4	\$8,996,900	\$359,900	\$2,300
5	\$8,996,900	\$359,900	\$2,300
6	\$8,996,900	\$539,800	\$3,400
7	\$8,996,900	\$539,800	\$3,400
8	\$8,996,900	\$539,800	\$3,400
9	\$8,996,900	\$539,800	\$3,400
10	\$8,996,900	\$539,800	\$3,400
11	\$8,996,900	\$719,800	\$4,500
12	\$8,996,900	\$719,800	\$4,500

<sup>22</sup> Virginia Code §58.1-2606.1 stipulates that solar facilities 5MW or less are subject to a stepdown exemption from local property taxes if the project is approved by the locality on or after July 1, 2022.

<sup>23</sup> Because Elm Springs II would be independently owned and does not meet the definition of an “Electric Supplier” because it is under 25 MW, it would be assessed locally. Although the actual potential local assessment methodology is not known, the analysis presented is based on the assumption that the investment would be assessed as machinery and tools because of the Virginia Department of Taxation Tax Ruling 14-37, which determined that production of electricity for sale or resale by a private entity is eligible for the industrial manufacturing processing exemption from sales and use taxes.

<sup>24</sup> Data Source: Augusta County’s website. Pursuant to Virginia Code §58.1-2606.1, Elm Springs II would be taxable at a rate not exceeding the county’s real estate tax rate.

<sup>25</sup> Data Source: RWE.

<sup>26</sup> Accounts for Augusta County’s depreciation guidelines for Machinery and Tools. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-2606.1 for projects 5 MW or less and approved by a locality after July 1, 2022.

<sup>27</sup> Calculated pursuant to Virginia Code §58.1-2606.1. Because Elm Springs II would be under 5 MW, it would be taxed at the Augusta County real estate tax rate of \$0.63 per \$100.

Year	Total Capital Investment Subject to Exemption <sup>25</sup>	Depreciated Value of Taxable Capital Investment <sup>26</sup>	Additional Annual County Tax Revenue Solar Investment <sup>27</sup>
13	\$8,996,900	\$719,800	\$4,500
14	\$8,996,900	\$719,800	\$4,500
15	\$8,996,900	\$719,800	\$4,500
16	\$8,996,900	\$719,800	\$4,500
17	\$8,996,900	\$719,800	\$4,500
18	\$8,996,900	\$719,800	\$4,500
19	\$8,996,900	\$719,800	\$4,500
20	\$8,996,900	\$719,800	\$4,500
21	\$8,996,900	\$719,800	\$4,500
22	\$8,996,900	\$719,800	\$4,500
23	\$8,996,900	\$719,800	\$4,500
24	\$8,996,900	\$719,800	\$4,500
25	\$8,996,900	\$719,800	\$4,500
26	\$8,996,900	\$719,800	\$4,500
27	\$8,996,900	\$719,800	\$4,500
28	\$8,996,900	\$719,800	\$4,500
29	\$8,996,900	\$719,800	\$4,500
30	\$8,996,900	\$719,800	\$4,500
31	\$8,996,900	\$719,800	\$4,500
32	\$8,996,900	\$719,800	\$4,500
33	\$8,996,900	\$719,800	\$4,500
34	\$8,996,900	\$719,800	\$4,500
35	\$8,996,900	\$719,800	\$4,500
<b>CUMULATIVE TOTAL</b>			<b>\$141,700</b>

*\*Totals may not sum due to rounding.*

### Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Elm Springs II project would make to Augusta County over its 35-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately \$226,400.

**Table 5: Estimated Cumulative County Tax Revenue from the Proposed Elm Springs II Project over 35 Years under Scenario 1**

County Real Estate Tax Revenue	\$84,700
County Revenue from Taxation of Capital Investments	\$141,700
<b>TOTAL Cumulative Revenue over 35 Years</b>	<b>\$226,400</b>

*\*Totals may not sum due to rounding.*

### Scenario 2: Alternative Payments Associated with Conditional Use Permit

Table 6 details the payments in conjunction with granting a conditional use permit (CUP) under the Virginia Code §15.2-2288.8. The payments would be based on the project’s total generation capacity and would include a 2 percent annual escalator. Additionally, the payments would include an up-front payment of \$15,000 per MW.<sup>28</sup>

As shown in Table 6, based on a total generation capacity of 3 MW AC and an assumed commissioning date in 2025, the payments associated with a conditional use permit would generate approximately \$255,000 over the anticipated 35-year operational life of the project.

**Table 6: Estimated County Revenue Generated from Payments in Conjunction with a CUP over 35 Years<sup>29</sup>**

Year	MW	Payment per MW with Escalator	Annual County Revenue
Upfront	3	\$15,000	\$45,000
1	3	\$1,400	\$4,200
2	3	\$1,428	\$4,300
3	3	\$1,457	\$4,400
4	3	\$1,486	\$4,500
5	3	\$1,515	\$4,500
6	3	\$1,546	\$4,600
7	3	\$1,577	\$4,700
8	3	\$1,608	\$4,800
9	3	\$1,640	\$4,900
10	3	\$1,673	\$5,000
11	3	\$1,707	\$5,100
12	3	\$1,741	\$5,200
13	3	\$1,776	\$5,300
14	3	\$1,811	\$5,400
15	3	\$1,847	\$5,500
16	3	\$1,884	\$5,700
17	3	\$1,922	\$5,800
18	3	\$1,960	\$5,900
19	3	\$2,000	\$6,000
20	3	\$2,040	\$6,100
21	3	\$2,080	\$6,200
22	3	\$2,122	\$6,400
23	3	\$2,164	\$6,500
24	3	\$2,208	\$6,600
25	3	\$2,252	\$6,800
26	3	\$2,297	\$6,900

<sup>28</sup> Data Source: RWE.

<sup>29</sup> Data Source: RWE.

Year	MW	Payment per MW with Escalator	Annual County Revenue
27	3	\$2,343	\$7,000
28	3	\$2,390	\$7,200
29	3	\$2,437	\$7,300
30	3	\$2,486	\$7,500
31	3	\$2,536	\$7,600
32	3	\$2,587	\$7,800
33	3	\$2,638	\$7,900
34	3	\$2,691	\$8,100
35	3	\$2,745	\$8,200
<b>Cumulative Total</b>			<b>\$255,000</b>

*\*Totals may not sum due to rounding.*

### Scenario 2: Total Fiscal Impact

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Elm Springs II project would make to Augusta County over its 35-year anticipated operational life. As these data indicate, that cumulative total is approximately \$339,700.

**Table 7: Estimated Cumulative County Revenue from the Proposed Elm Springs II Project over 35 Years under Scenario 2**

	Total Revenue
County Real Estate Tax Revenue	\$84,700
County Revenue from Payments in Conjunction with a CUP	\$255,000
<b>TOTAL Cumulative Revenue over 35 Years</b>	<b>\$339,700</b>

*\*Totals may not sum due to rounding.*

## Current Use

This section provides a benchmark for the previous estimates of the fiscal contribution that the proposed Elm Springs II project would make to Augusta County by estimating the economic and fiscal contribution that the site makes to the county in its current use.

### Economic Impact

The project site would be approximately 35 acres of land used for cattle grazing. It is assumed that the owner would relocate the cattle and continue operations and therefore there would be no change in the economic benefit to the county.<sup>30</sup>

### Fiscal Impact Assumptions

- The current assessment value of the affected acreage is approximately \$22,200.<sup>31</sup>

### Fiscal Impact

Table 8 details the estimated tax revenue that the proposed Elm Springs II site generates for Augusta County in its current use. As the data in Table 8 indicate, the current county real estate tax revenue from the project site is estimated to be approximately \$140 per year, for a cumulative total of approximately \$4,900 over 35 years.

**Table 8: Estimated County Revenue Generated by the Proposed Elm Springs II Project Site over 35 Years from Real Estate Taxes – Current Use**

Estimated Assessed Value of Property – Current Use <sup>32</sup>	\$22,300
Augusta County Current Real Estate Tax Rate	0.0063
Estimated Annual County Real Estate Tax – Current Use	\$140
<b>Total Cumulative Revenue over 35 years</b>	<b>\$4,900</b>

*\*Totals may not sum due to rounding.*

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

<sup>30</sup> Data Source: RWE.

<sup>31</sup> Data Source: Derived from Augusta County’s property card database.

<sup>32</sup> Data Source: Derived from Augusta County’s property card database.

## Appendix I

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### Alternate Construction Scenario

This section of the report assesses the economic impact that the one-time pulse of activity associated with construction of the proposed Elm Springs II project would have on Augusta County.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the Elm Springs II project is estimated to be approximately \$12.5 million.<sup>33</sup>
- Of that total:
  - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$5.9 million.<sup>34</sup>
  - Capital equipment costs are estimated to be approximately \$6.6 million.<sup>35</sup> It is anticipated that no capital equipment would be purchased from vendors in Augusta County.<sup>36</sup>
- The Elm Springs II project would employ approximately 19 full-time equivalent construction workers. Approximately 75 percent of the construction workers would be sourced locally.<sup>37</sup>
- For ease of explication, all construction expenditures are assumed to take place during a 12-month period.

### Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table A1, construction of the proposed Elm Springs II project would directly provide a one-time pulse supporting approximately: 1) 14 job years, 2) \$1.0 million in wages and benefits, and 3) \$2.3 million in economic output to Augusta County.

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Augusta County would support approximately: 1) 17 job years, 2) \$1.1 million in wages and benefits, 3) \$2.8 million in economic output, and 4) \$77,800 in state and local tax revenue.

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<sup>33</sup> Data Source: RWE. Investment estimate is subject to change based on final design and vendor contracts.

<sup>34</sup> Data Source: RWE.

<sup>35</sup> Data Source: RWE.

<sup>36</sup> Data Source: IMPLAN Group LLC.

<sup>37</sup> Data Source: RWE. Please note that for ease of explication the analysis is modeled based on full-time equivalent jobs over a 12-month period.

Table A1: Estimated One-Time Economic and Fiscal Impact on Augusta County from Construction of the Elm Springs II Project<sup>38,39</sup>

Economic Impact	Employment – Job Years	Wages and Benefits	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	14	\$961,600	\$2,317,500
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	3	\$137,000	\$469,000
<b>Total Economic Activity</b>	<b>17</b>	<b>\$1,098,600</b>	<b>\$2,786,500</b>
<b>Fiscal Impact</b>			
<b>State and Local Tax Revenue</b>			<b>\$77,800</b>

*\*Totals may not sum due to rounding.*

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

<sup>38</sup> Please note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Additionally, it is important to note that it is not possible to know with certainty what proportion of jobs would go to county construction contractors or be filled by county residents.

<sup>39</sup> A construction sector job, also referred to as a job year, is equal to one job over one year. It is used to denote employment on construction projects where the construction schedule is not exactly one year and to account for the fact that actual on-site employment may vary over the period.

**Appendix B**  
**Recorded VEPCO Easement for Elm Spring LLC Farm**  
**(Power Transmission Line Easement)**

67373

THIS AGREEMENT, Made this 25<sup>th</sup> day of July, 1967, between J. HANNON MORRIS, Widower,

mailed to  
Blanton  
Richmond, Va.  
Oct. 29, 1967  
Jesse  
Dutton S.  
Stewart, Dep.  
Clark

of Augusta County, Virginia, hereinafter called "Owner", and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia corporation, hereinafter called "Company."

W I T N E S S E I H:

That for the sum of [REDACTED] DOLLARS ([REDACTED]), and other valuable considerations, the receipt whereof is hereby acknowledged, Owner grants unto Company, its successors and assigns, the perpetual right, privilege and easement of right of way eighty-five (85) feet in width, to construct, operate and maintain one or more lines of poles, towers or structures, as Company may from time to time deem expedient or advisable, located on the right of way hereinafter described, for the purpose of transmitting electric power by one or more circuits, including all wires, poles, towers, attachments, ground connections, equipment accessories and appurtenances desirable in connection therewith (hereinafter referred to as "facilities"), over upon and across the lands of Owner, situated in South River Magisterial District, in Augusta County, Virginia, as shown on Aerial Photograph No. 15C hereto attached and made a part of this agreement; the location of the center line of said right of way being shown on said Aerial Photograph and marked "E of R/W."

Part filed  
in Grant  
Straw  
under  
D.B.  
530

The facilities erected hereunder shall remain the property of Company. Company shall have the right to inspect, rebuild, remove, repair, improve, relocate on the right of way above described, and make such changes, alterations, substitutions, additions to or extensions of its facilities as Company may from time

to time deem advisable; all conductors shall be strung at a distance above the ground of not less than that specified by the National Electrical Safety Code in effect at the time of construction.

Company shall at all times have the right to keep the right of way clear of all buildings or structures (except fences), trees, stumps, roots and undergrowth, and shall have the further right to trim or fell any tree outside the right of way which, in the opinion of Company, constitutes a hazard to or may endanger the safe or proper operation of its facilities. Such a tree shall be any tree which in falling or being felled could come within ten feet of any conductor. All trees, limbs and undergrowth cut, felled or which fall within the right of way during any clearing of all or any part of the right of way by Company and all stumps and roots uprooted during any such clearing may be disposed of by Company within six (6) months after such clearing. If Company elects not to dispose of any such trees, limbs, stumps, roots and undergrowth cut or uprooted by Company upon any part of said right of way during the initial clearing of that part of the right of way by Company, such trees, limbs, stumps, roots and undergrowth shall be placed by Company in piles on the right of way where they will not block streams or drainage ditches. All trees, limbs, stumps, roots and undergrowth cut and uprooted by Company and not disposed of by Company within six (6) months after they are cut or uprooted shall be and remain the property of Owner. All trees and limbs cut, felled or which fall outside the right of way at any time shall be limbed, shall in general be left where they are felled or fall, but so as not to block streams or drainage ditches, and shall be and remain the property of Owner. All trees felled outside the right of way six (6) months or more after Company has completed the initial construction of facilities on the right of way shall be paid for by Company at their then local market value.

Subject to the other provisions hereof, Company shall have the right, but not the obligation, to plant selective trees and shrubs within the right of way at public road crossings in wooded areas.

For the purpose of constructing, inspecting, maintaining or operating its facilities, Company shall have the right of ingress to and egress from the right of way over such private roads as may now or hereafter exist on the property of Owner. Any damages resulting to such private roads from such use shall be repaired by Company at its expense. The right, however, is reserved to Owner to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the right of way, Company shall have such right of ingress and egress over the lands of Owner adjacent to the right of way and lying between public or private roads and the right of way in such manner as shall occasion the least practicable damage and inconvenience to Owner. Company shall be liable for all damage resulting from its exercise of the right of ingress and egress.

Company shall repair damage to fences or other improvements and shall pay Owner for any damage to crops, either inside or outside the right of way, when such damage results from the construction, inspection or maintenance of Company's facilities, provided Owner gives written notice thereof to Company within thirty days after such damage occurs.

Owner, his successors and assigns, may use the right of way for any purpose not inconsistent with the rights hereby granted, provided such use complies with the requirements of the National Electrical Safety Code and does not interfere with or endanger the construction, operation or maintenance of Company's facilities, and provided further that any roads, streets, or railroad tracks hereafter constructed on said right of way shall cross the right of way in such manner that the angle between the center line thereof and the center line of the right of way shall be not

less than forty-five (45) degrees. Owner may construct fences upon the right of way, but no buildings or other structures may be constructed thereon above ground except roads, streets, and railroad tracks as hereinabove provided.

Owner shall have the right to plant, maintain, and replant fruit trees in the existing orchard within the easement of right of way provided: 1. No fruit tree shall be permitted to extend twenty-four (24) feet in height above present ground level, 2. Company shall have the right to trim any trees which extend twenty-four (24) feet in height above present ground level, and 3. Company shall have the right at all times to keep an area 100 feet by 100 feet square centered on the center of each tower or structure which Company may construct on such right of way clear of all trees, limbs, and undergrowth.

The cash consideration hereinabove mentioned is paid by Company and accepted by Owner as full and total payment for the right of way, for all trees, undergrowth or other obstructions within the right of way, for all trees outside the right of way trimmed or felled during the initial construction of Company's facilities and within six months thereafter, for all other rights and privileges hereinabove set forth, and for any damages to the residue of Owner's lands.

Owner covenants that it is seised of and has the right to convey the said easement of right of way, rights and privileges; that Company shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement of right of way, rights and privileges, and that Owner shall execute such further assurances thereof as may be required.

Witness the following signatures and seals:

Jonathan Morris (SEAL)  
\_\_\_\_\_  
(SEAL)

Form Approved: [Signature] ANNOTATED  
TOWNE REAL ESTATE



STATE OF VIRGINIA

County of Augusta } To-wit:

I, JAMES G. LOVE, a Notary Public in  
City aforesaid,  
County aforesaid,  
and for the State of Virginia at Large, whose commission expires  
on the 3<sup>rd</sup> day of JANUARY, 1970, do hereby  
certify that \_\_\_\_\_

J. HANNON MORRIS

whose name \_\_\_\_\_ is \_\_\_\_\_ signed to the foregoing  
writing dated the 25<sup>th</sup> day of July, 1967,  
acknowledged the same before me in the \_\_\_\_\_ county  
aforesaid this 25<sup>th</sup> day of July, 1967.

James G. Love  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Augusta  
County. This instrument, with the certificate of acknowledgment  
thereto annexed, is admitted to record at 9:00 o'clock A. m.,  
October 12 19 67 The State Tax of \$ 13.35 paid.

TESTE: Rudolph L. Shaver CLERK

67374

THIS DEED, made this 12th day of October, 1967, by and between  
DENNIS BROWN FLEISHER and ABBY GOLDIE FLEISHER, husband and wife,  
parties of the first part, and DENNIS M. FLEISHER, unmarried, party of the  
second part;

*Del. to  
Dennis M.  
Fleisher  
June 7, 1983  
Lette:  
Lilly P.  
Manley  
Dep. Clerk*

- - : W I T N E S S E T H : - -

That for and in consideration of the sum of Ten Dollars (\$10.00), cash  
in hand, and other valuable consideration not herein specifically enumerated,  
paid by the party of the second part unto the parties of the first part, at and  
before the sealing and delivery of this deed, the receipt of all of which is here-  
by acknowledged, the said DENNIS BROWN FLEISHER and ABBY GOLDIE  
FLEISHER, husband and wife, parties of the first part, each in his and her own  
right and as the consort of the other, do hereby grant, bargain, sell and convey,



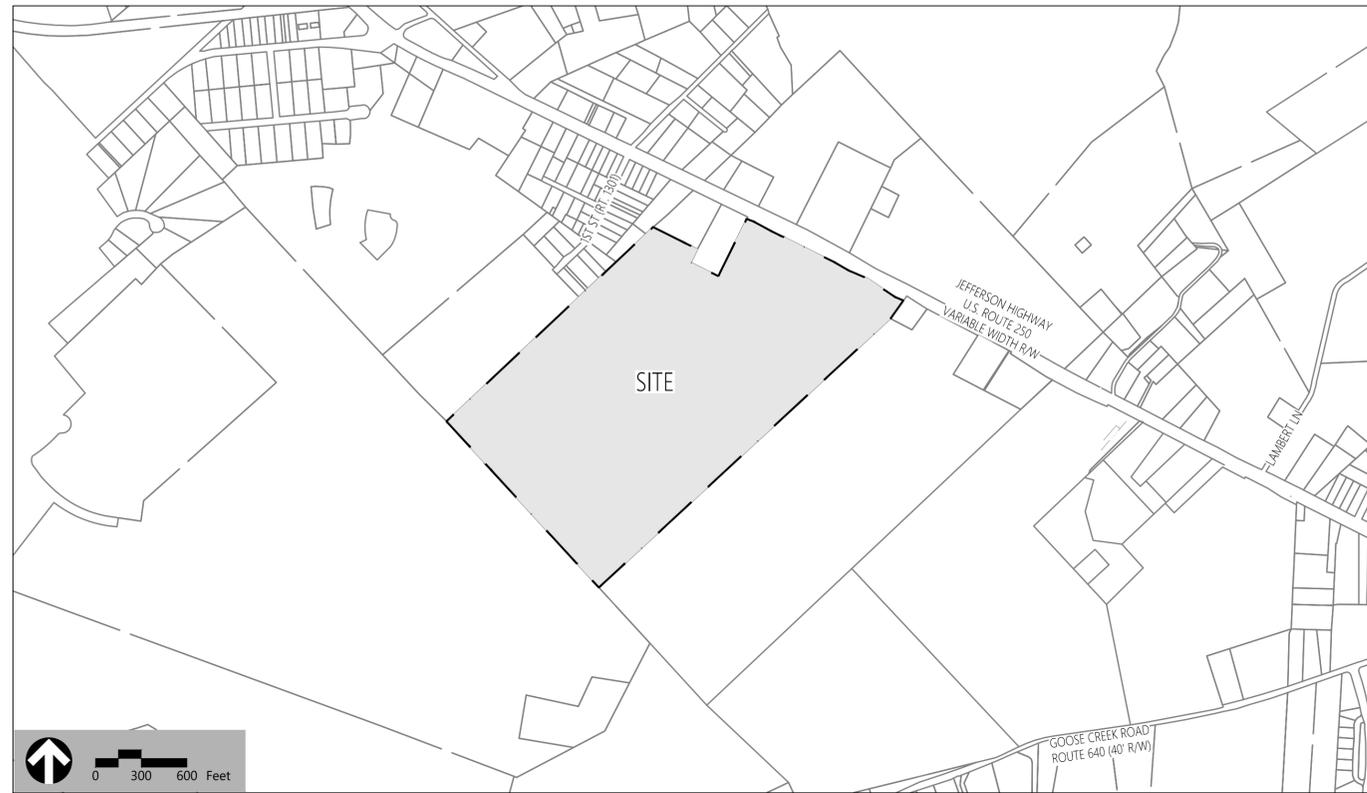
# Site Plans

Issued for	Review
Date Issued	December 12, 2023
Latest Issue	April 9, 2024

## ELM SPRING II SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

2129 JEFFERSON HIGHWAY  
FISHERSVILLE, VA 22939



### Sheet Index

No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	April 9, 2024
C200	EXISTING CONDITIONS	December 12, 2023
C300	SITE PLAN	April 9, 2024
C301	SITE PLAN W/ AERIAL	April 9, 2024

### Land Owner

Elm Spring, LLC  
P.O. Box 103 Greenwood, VA 22943  
Tax Maps No: 067-78J, 067-78L

### Applicant / Developer:

Elm Spring VAB, LLC  
100 Summit Lake Drive, Valhalla, NY 10595  
Attn: Jeffrey Lord  
Jeffrey.Lord@rwe.com  
(802) 598-8295



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



### Civil Engineer & Landscape Architect:

VHB  
115 South 15th Street, Suite 200  
Richmond, VA 23219  
Attn: Stephen Quina, PE  
(804) 441-7440  
squina@vhb.com

### Environmental Consultant

VHB  
351 McLaws Circle, Suite 3  
Williamsburg, VA 23185  
Attn: Kimberly Blossom  
(757) 279-2828  
kblossom@vhb.com

### Electrical Engineer

Antares Group Inc.  
57 South Main Street, Suite 506  
Harrisonburg, VA 22801  
Attn: Kevin Comer  
(540) 227-8866  
kcomer@antaresgroupinc.com



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



**PROJECT NOTES:**

- THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE VI.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 067-78J AND 067-78L. THESE TWO (2) PARCELS TOTAL 81.13 ACRES PER THE COUNTY TAX RECORDS.
- THE APPLICANT IS ELM SPRING VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
- THE DEPICTED SUBJECT PROPERTY BOUNDARY AND EASEMENT INFORMATION IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY VHB AND COURT RECORDS. ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
- TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NVS DATED JULY 20, 2022 AND MINIMAL ON-THE-GROUND SURVEY PERFORMED BY VHB DURING JULY 2022. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE.
- PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0529D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2021 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
- THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
- NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
- EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

**PROJECT NARRATIVE**

ELM SPRING VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE ELM SPRING II SOLAR FACILITY (PROJECT) AT 2129 JEFFERSON HIGHWAY, FISHERSVILLE, VIRGINIA 22939. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23 ACRES. THE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAPS NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, ZONED GENERAL AGRICULTURE (GA) AND ARE PRIVATELY OWNED BY ELM SPRING, LLC. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS, THE PUBLIC ROADWAY, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE NEIGHBORING PARCELS EXCEED COUNTY REQUIREMENTS.

**PURPOSE AND NEED**

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE PURCHASED BY DOMINION ENERGY UNDER THE VIRGINIA SHARED SOLAR PROGRAM. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA).

DURING ITS 2020 SESSION, THE VIRGINIA GENERAL ASSEMBLY ENACTED CHAPTERS 1238 (HB 1634) AND 1264 (SB 629) OF THE 2020 VIRGINIA ACTS OF ASSEMBLY. THESE ACTS OF ASSEMBLY ADDED A NEW SECTION TO THE VIRGINIA CODE NUMBERED 56-594.3, THE SECTION ESTABLISHED THE SHARED SOLAR PROGRAM, WHICH PROVIDES CUSTOMERS OF DOMINION ENERGY VIRGINIA THE OPPORTUNITY TO PARTICIPATE IN SHARED SOLAR PROJECTS. UNDER THE PROGRAM, RETAIL CUSTOMERS MAY SUBSCRIBE IN A SHARED SOLAR FACILITY OWNED BY A SUBSCRIBER ORGANIZATION (SO). THE CODE DEFINES SHARED SOLAR FACILITY AS A FACILITY THAT, AMONG OTHER THINGS, GENERATES ELECTRICITY BY MEANS OF A SOLAR PHOTOVOLTAIC DEVICE WITH A NAMEPLATE CAPACITY THAT DOES NOT EXCEED 5,000 KILOWATTS OF ALTERNATING CURRENT, AND LOCATED IN DOMINION ENERGY'S SERVICE TERRITORY IN VIRGINIA. CUSTOMERS THAT SUBSCRIBE WILL RECEIVE A BILL CREDIT FOR THE PROPORTIONAL OUTPUT OF THE SHARED SOLAR FACILITY ATTRIBUTABLE TO THAT SUBSCRIBER. THE LAW REQUIRES THAT AT LEAST 30% OF THE PROGRAM BE COMPRISED OF LOW-INCOME SUBSCRIBERS. RWE CLEAN ENERGY HAS COMMITTED TO PROVIDE 100% OF THE SUBSCRIPTIONS IN ITS VIRGINIA SHARED SOLAR PROGRAM PROJECTS TO LOW-INCOME SUBSCRIBERS. THE SUBSCRIBERS WILL RECEIVE A DIRECT DISCOUNT ON THEIR DOMINION ELECTRICITY BILL THAT TYPICALLY AMOUNTS TO ABOUT 10% SAVINGS. THERE IS NO COST FOR SUBSCRIBERS TO SUBSCRIBE, AND THEY CAN CANCEL AT ANY TIME. SUBSCRIBERS CAN BE RENTERS, APARTMENT DWELLERS - ANYONE WITH A DOMINION ELECTRIC BILL. RWE CLEAN ENERGY WILL OFFER THESE SUBSCRIPTIONS EXCLUSIVELY TO LOW-INCOME CUSTOMERS IN AUGUSTA COUNTY FOR A PERIOD OF 6 MONTHS. IF AFTER 6-MONTHS UNSUBSCRIBED CAPACITY REMAINS, THE SUBSCRIPTIONS WILL BE OPENED TO LOW-INCOME FOLKS BEYOND THE COUNTY. THE SUBSCRIPTIONS FROM THIS ONE PROJECT ARE PROJECTED TO PROVIDE TOTAL SAVINGS TO THE LOW-INCOME SUBSCRIBERS OF APPROXIMATELY \$76,000 PER YEAR, WITH TOTAL SAVINGS OVER THE 25-YEAR LIFE OF THE PROGRAM OF MORE THAN \$1.9M.

THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS. BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

**SITE SETTING**

THE PROPOSED PROJECT SITE IS LOCATED AT 2129 JEFFERSON HIGHWAY IN FISHERSVILLE, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, INCLUDING ADDITIONAL ADJACENT PARCELS. ELM SPRING LLC OWNS APPROXIMATELY 323 ACRES AT THIS LOCATION. THE MAJORITY OF THE ELM SPRING LLC PROPERTY AND THE PROPOSED PROJECT SITE EXIST AS PASTURE AND HAVE BEEN HISTORICALLY USED FOR GRAZING CATTLE.

THE PROPOSED 23-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY JEFFERSON HIGHWAY (U.S. 250), AND TWO GB ZONED PARCELS - AUGUSTA COUNTY FIRE RESCUE (TAX MAP NO. 067-78F) AND METAL & WOOD TECHNOLOGIES INC. (TAX MAP NO. 067-78E).
- BORDERED TO THE EAST BY ANOTHER GA ZONED ELM SPRING LLC PARCEL (TAX MAP NO. 067-78) AND A GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE OWNED BY MICHAEL CLATTERBADUGH (TAX MAP NO. 067-77).
- BORDERED TO THE SOUTH BY A CURRENTLY UNDEVELOPED PARCEL WITH GI AND RR ZONING, OWNED BY WILSON INVESTMENT LLC (TAX MAP NO. 067-83).
- BORDERED TO THE WEST BY GB ZONED TAX MAP NO. 067B-3-52, GA ZONED TAX MAP NO. 067B-3-52A, FOUR (4) SF10 ZONED JEFFERSON COURT RESIDENTIAL PARCELS (TAX MAPS NO. 067B-5-1, 067B-5-2, 067B-5-3A & 067B-5-5) AND GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE (TAX MAP NO. 067B-3-17B).

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEIGHBORING PARCELS NOT OWNED BY ELM SPRING LLC. THE SELECTED LOCATION MAKES USE OF THE EXISTING TOPOGRAPHY TO MINIMIZE VISIBILITY FROM JEFFERSON HIGHWAY AND PREVENT VISIBILITY FROM OLD GOOSE CREEK ROAD AND RESIDENTIAL DEVELOPMENT TO THE SOUTHEAST. VIEWSHED BUFFERING/SCREENING IS TO BE ACCOMPLISHED BY PRESERVING EXISTING FORESTED AREAS ALONG NORTH AND WEST BOUNDARIES AND PLANTED BUFFERING ALONG THE REMAINING BOUNDARIES TO SUPPLEMENT EXISTING VEGETATION FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE VI.D SECTION 25-70.4.C.9.

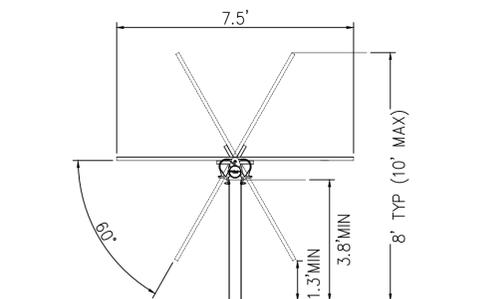
A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2021 AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE, AND THEREFORE NO WETLAND/WATERS IMPACTS ARE PROPOSED WITH THIS PROJECT.

**KEY COMPONENTS**

THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROADS
- SECURITY FENCING

FOR ADDITIONAL INFORMATION, PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.



**SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION**  
NTS

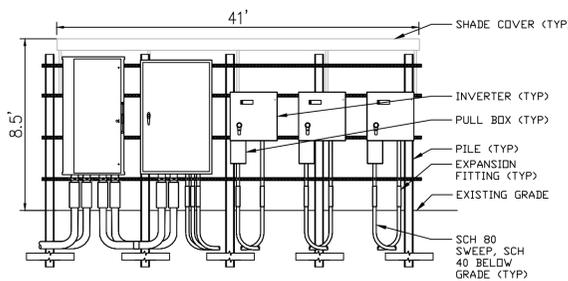
NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.

**ZONING TABULATIONS**

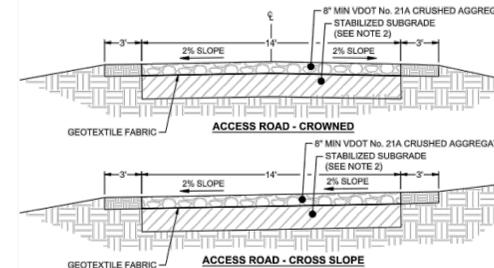
	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)(SEE NOTE #1)	NO CHANGE
LAND USE	AGRICULTURE	SMALL SOLAR ENERGY SYSTEM
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	81.13 ACRES
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #2)		
RIGHT-OF-WAY	50 FEET	737 FEET
SIDE / REAR	25 FEET	187 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER	ALTERNATIVE 2-20 FOOT WIDE STRIP TO INCLUDE 2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 50 LINEAR FEET	BUFFER ALTERNATIVE 2 PROVIDED AS REQUIRED - SEE SHEET C300 AND C301
NOTES:	1. SETBACKS MAY VARY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE VI.D OF THE ZONING ORDINANCE.	

**PROJECT DEVELOPMENT DATA**

AREA CLASSIFICATION	AREA (ACRES)
FENCED AREA	22.73
LIMITS OF DISTURBANCE	24.44
FORESTED AREAS TO BE CLEARED	2.33
AREA UNDER PANELS AT 60-DEGREE TILT	2.74
AREA UNDER PANELS AT 0-DEGREE TILT	5.48



**INVERTER - TYPICAL SECTION**  
NTS



- NOTES:
- GEOTEXTILE FABRIC SHALL BE MIRAFI HP970 OR PROJECT ENGINEER APPROVED EQUIVALENT.
  - SUBGRADE MATERIALS SHALL CONFORM TO VDOT "ROAD AND BRIDGE SPECIFICATIONS". SUBGRADE SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. SOIL MOISTURE CONTENT DURING COMPACTION SHALL BE MAINTAINED WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
  - SHOULDERS SHALL BE COMPACTED NATIVE SOIL.
  - ROAD GRAVEL WIDTH MAY BE EXPANDED TO 20 FEET WIDE AT ENTRANCE OR WHERE SPECIFIED ON PLAN.

**ACCESS ROAD TYPICAL SECTION**  
NTS

**Elm Spring II Solar**

2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.
1	Revised per County comments & POI relocation	4/9/24	SCQ

Designed by	JRN	Checked by	SCQ
Issued for		Date	

**Special Use Permit** 12/12/2023

Not Approved for Construction

Drawing Title

**NOTES AND DETAILS**

Drawing Number

**C100**

Sheet 2 of 5

Project Number  
34124.25

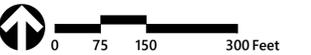


115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

**RWE**  
**ANTARES**  
GROUP INC.

**LEGEND**

	EXISTING TREELINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING ADJOINING PARCELS
	EXISTING INTERNAL PROPERTY LINE
	EXISTING ZONING DIVIDE
	EXISTING FENCE
	EXISTING WOOD UTILITY POLE
	EXISTING OVERHEAD UTILITY LINES
	PROJECT PARCEL BOUNDARY
	EXISTING POND



**Elm Spring II Solar**  
2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Appr.

Designed by	JRN	Checked by	SCQ
Issued for	Special Use Permit	Date	12/12/2023

Not Approved for Construction  
Drawing Title  
**EXISTING CONDITIONS**

Drawing Number  
**C200**

Sheet 3 of 5

Project Number  
34124.25







115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

**RWE**  
**ANTARES**  
GROUP INC.

**LEGEND**

	EXISTING TREELINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING ADJOINING PARCELS
	EXISTING FENCE
	EXISTING WOOD UTILITY POLE
	EXISTING OVERHEAD UTILITY LINES
	PROJECT PARCEL BOUNDARY
	PROJECT BOUNDARY SETBACK
	EXISTING POND
	PR. SECURITY FENCE
	PR. STORMWATER DITCH
	PR. WOOD UTILITY POLE
	PR. OVERHEAD UTILITY LINES
	PR. UNDERGROUND INTERCONNECTION LINES
	PR. SOLAR PANEL
	PR. GRAVEL ACCESS ROAD
	EXISTING VEGETATIVE BUFFER
	PR. LANDSCAPE BUFFER TO SUPPLEMENT EX. VEGETATION
	TEMPORARY CONSTRUCTION STAGING/LAYDOWN AREA

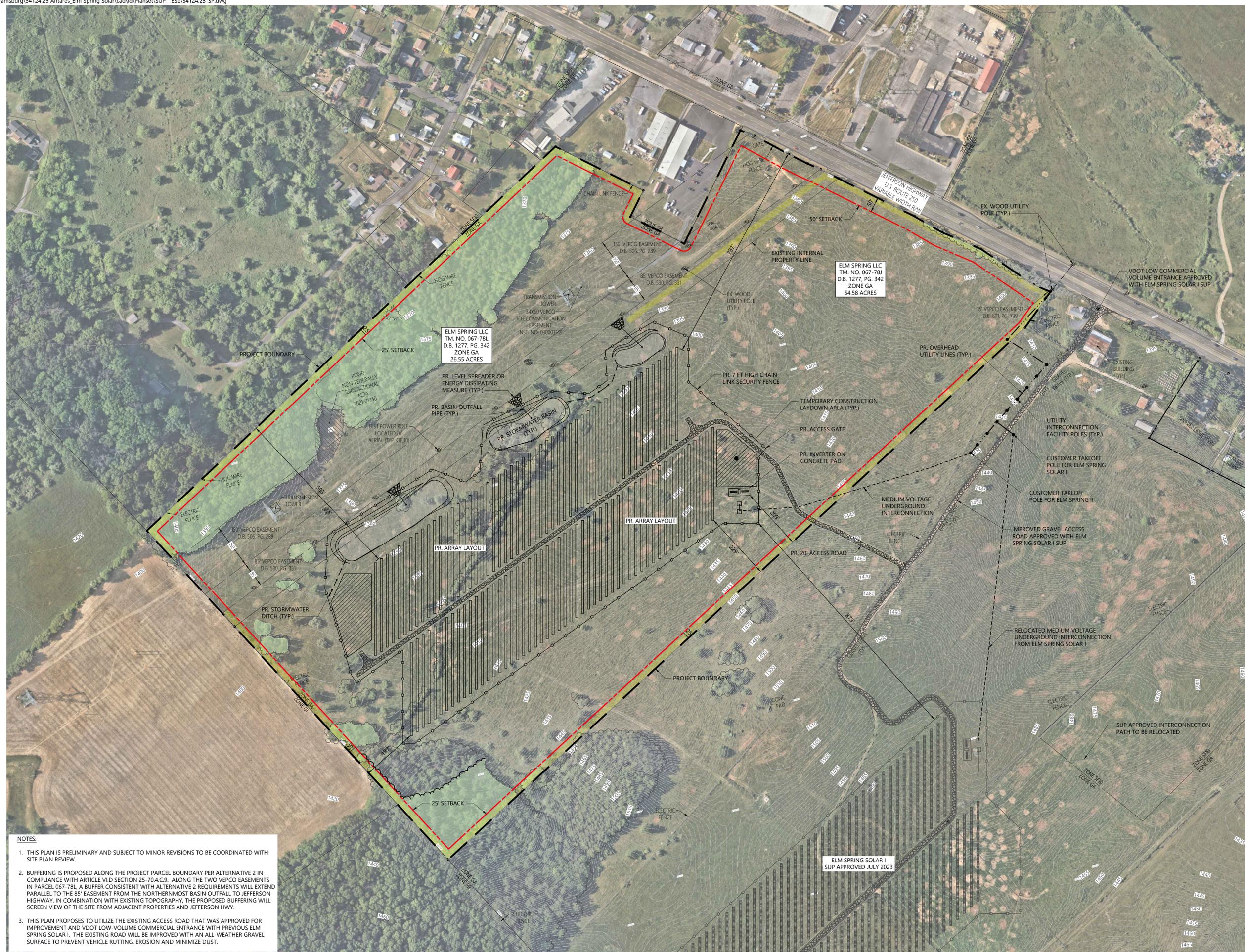


**Elm Spring II Solar**  
2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.
1	Revised per County comments & POI relocation	4/9/24	SCQ

Designed by	JRN	Checked by	SCQ
Issued for	Special Use Permit	Date	12/12/2023

Not Approved for Construction  
Drawing Title  
**SITE PLAN W/ AERIAL**  
Drawing Number  
**C301**



**NOTES:**

- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR REVISIONS TO BE COORDINATED WITH SITE PLAN REVIEW.
- BUFFERING IS PROPOSED ALONG THE PROJECT PARCEL BOUNDARY PER ALTERNATIVE 2 IN COMPLIANCE WITH ARTICLE VLD SECTION 25-70.4.C.9. ALONG THE TWO VEPCO EASEMENTS IN PARCEL 067-78L, A BUFFER CONSISTENT WITH ALTERNATIVE 2 REQUIREMENTS WILL EXTEND PARALLEL TO THE 85' EASEMENT FROM THE NORTHERNMOST BASIN OUTFALL TO JEFFERSON HIGHWAY. IN COMBINATION WITH EXISTING TOPOGRAPHY, THE PROPOSED BUFFERING WILL SCREEN VIEW OF THE SITE FROM ADJACENT PROPERTIES AND JEFFERSON HWY.
- THIS PLAN PROPOSES TO UTILIZE THE EXISTING ACCESS ROAD THAT WAS APPROVED FOR IMPROVEMENT AND VDOT LOW-VOLUME COMMERCIAL ENTRANCE WITH PREVIOUS ELM SPRING SOLAR I. THE EXISTING ROAD WILL BE IMPROVED WITH AN ALL-WEATHER GRAVEL SURFACE TO PREVENT VEHICLE RUTTING, EROSION AND MINIMIZE DUST.

# RWE



**ANTARES**  
GROUP INC.

## Elm Spring II Solar

Special Use Permit Application  
Fishersville, VA 22939

**PREPARED FOR**

Community Development Department  
18 Government Center Lane  
Verona, VA 24482  
540.245.5700

**PREPARED BY**



115 South 15th Street, Suite 200  
Richmond, VA 23219  
804.343.7100

12/11/2023

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AUGUSTA COUNTY

**Board of Zoning Appeals Application for Special Use Permit**

DISTRICT: Wayne PERMIT NUMBER: \_\_\_\_\_

DATE: December 11, 2023 RECEIPT NUMBER: \_\_\_\_\_

FEE PAID: \$1,000.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Elm Spring, LLC
2. Land Owner's Address: P.O. Box 103, Greenwood, VA 22943
3. Occupant or User's Name: Elm Spring VAB, LLC
4. Occupant or User's Address: 100 Summit Lake Drive, Valhalla, NY 10595
5. Location of Property: 2129 Jefferson Highway, Fishersville, VA 22939
6. Real Estate Map & Parcel #: 67-78J & 67-78L
7. Zoning: GA
8. Acreage: 81.13 acres
9. Subdivision: N/A 10. Present Use: Agriculture/Grazing
11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-70.4
12. Describe request: Request for a 3 MW (alternating current) small scale solar energy facility within approximately 23 acres of fence enclosed site located on Parcel Tax Map No. 67-78J and 67-78L with a gravel access road extending through adjacent Tax Map No. 67-78 to Jefferson Highway.

I hereby authorize appropriate County Officials to enter upon the above-described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:

  
\_\_\_\_\_  
(Signature of Applicant or Agent) Jeffrey Lord

(802) 598-8295  
\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_

ACTION BY BOARD OF ZONING APPEALS

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Stipulations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Final Action: \_\_\_\_\_ Signed: \_\_\_\_\_  
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

## NOTICE

PRE-CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “pre-conditions” which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain “operating conditions” with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Board of Zoning Appeals after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Board of Zoning Appeals.

The Augusta County Zoning Ordinance establishes the following requirements of all Special Use Permits:

### **“Section 25-584. Requirements of Special Use Permits.**

- A. A Special Use Permit shall not be issued until all **pre-conditions**, if any, imposed by the Board of Zoning Appeals have been met. Commencement of a Special Use Permit prior to the issuance of the Permit shall be a violation of this chapter. Whenever the Board of Zoning Appeals has required pre-conditions, the pre-conditions shall be established, constructed or diligently pursued within a reasonable time as determined by the Board of Zoning Appeals. If in the opinion of the Zoning Administrator, compliance with the pre-conditions is not diligently pursued within one year or other time as specified by the Board of Zoning Appeals, the approval of the Special Use Permit shall automatically expire without notice and the Special Use Permit will not be issued.
- B. Any BZA review plan submitted to and approved by the Board of Zoning Appeals shall be followed.
- C. Unless otherwise provided by the Board of Zoning Appeals, the Special Use Permit shall be issued to the applicant and shall be non-transferable
- D. All Special Use Permits are subject to and conditioned upon compliance with any applicable federal, state or local licensing or regulatory requirements, and may be revoked upon failure to so comply.”

# Adjoining Property Owner Location Map



ID	1	2	3	4	5	6	7	8
Map #	67B-3-52	67-78E	67-78F	67-78D	67-78A	67-78C	67-77	67-78
Owner Name	Michael Shane Clatterbaugh Revocable Trust	Metal & Wood Technologies Inc	Augusta County Fire-Rescue Inc	Virginia Electric & Powerco (3105)	Willetts Roger B or Marys	Elm Spring LLC	Michael Shane Clatterbaugh Revocable Trust	Elm Spring LLC
Owner Address	67 Pen Y Bryn Ln Fishersville, VA 22939	PO Box 90 Fishersville, VA 22939	PO Box 590 Verona, VA 24482	PO Box 26532 Richmond, VA 23261	PO Box 1617 Waynesboro, VA 22980	PO Box 103 Greenwood, VA 22943	67 Pen Y Bryn Ln Fishersville, VA 22939	PO Box 103 Greenwood, VA 22943

ID	9	10	11	12	13	14	15	16
Map #	67-83	67B-3-17B	67B-5-5	67B-5-4A	67B-5-3A	67B-5-2	67B-5-1	67B-3-52A
Owner Name	Wilson Investments LLC	Lois G Orr Trust	Sizemore Shianne Snider	Sizemore Shianne Snider	Wood Joshua A or Taylor A	Cox Tabatha D (1/2) Cox Emily Marie (1/2)	Cox Tabatha D (1/2) Cox Emily Marie (1/2)	Hamilton William W Et Al Roger & Ros
Owner Address	PO Box 501 Fishersville, VA 22939	PO Box 449 Fishersville, VA 22939	70 First St Fishersville, VA 22939	70 First St Fishersville, VA 22939	62 First St Fishersville, VA 22939	54 First St Fishersville, VA 22939	1618 Stuarts Draft Hwy Stuarts Draft, VA 24477	36 First St Fishersville, VA 22939

# Project Narrative

## 1.0 Project Description

Elm Spring VAB, LLC (Applicant) proposes to construct and operate the Elm Spring II Solar facility (Project) at 2129 Jefferson Highway, Fishersville, Virginia 22939. The Project is a small solar energy facility with single-axis tracking, ground-mounted photovoltaics (PV), and an electric power generating capacity of approximately 3.0 megawatts (MW) of alternating current (ac) within a fence secured area of approximately 23 acres. The fenced development area is located within parcel Tax Maps No. 67-78J and 67-78L with a proposed gravel access road that runs through adjacent parcel Tax Map No. 67-78 for connection to Jefferson Highway (SR 250) via a VDOT low-volume commercial entrance. The two project parcels (Property) total approximately 81.13 acres, zoned General Agriculture (GA) and are privately owned by Elm Spring, LLC. The location and orientation of the solar array within the Property was designed so to minimize visibility from nearby residents, the public roadway, minimize excavation and grading associated with project construction, and maximize exposure to solar radiation throughout the year. The facility setbacks from the neighboring parcels exceed County requirements.

## 2.0 Purpose and Need

The purpose of the proposed Project is to generate local, clean, and renewable solar power, with the electricity generation to be purchased by Dominion Energy under the Virginia Shared Solar program. Project site construction is anticipated to begin in 2024. Local solar projects are part of the energy mix, reducing the dependence on any single source of electricity generation. Projects like these are being proposed in response to the Virginia Clean Economy Act of 2020 (VCEA).

During its 2020 Session, the Virginia General Assembly enacted Chapters 1238 (HB 1634) and 1264 (SB 629) of the 2020 Virginia Acts of Assembly. These Acts of Assembly added a new section to the Virginia Code numbered 56-594.3. The section established the Shared Solar Program, which provides customers of Dominion Energy Virginia the opportunity to participate in shared solar projects. Under the program, retail customers may subscribe in a shared solar facility owned by a subscriber organization (SO). The Code defines shared solar facility as a facility that, among other things, generates electricity by means of a solar photovoltaic device with a nameplate capacity that does not exceed 5,000 kilowatts of alternating current, and located in Dominion Energy's service territory in Virginia. Customers that subscribe will receive a bill credit for the proportional output of the shared solar facility attributable to that subscriber. The law requires that at least 30% of the program be comprised of low-income subscribers. RWE Clean Energy has committed to provide 100% of the subscriptions in its Virginia Shared Solar program projects to low-income subscribers. The subscribers will receive a direct discount on their Dominion Electricity bill that typically amounts to about 10% savings. There is no cost for subscribers to subscribe, and they can cancel at any time. Subscribers can be renters, apartment dwellers –

anyone with a Dominion electric bill. RWE Clean Energy will offer these subscriptions exclusively to low-income customers in Augusta County for a period of 6 months. If after 6-months unsubscribed capacity remains, the subscriptions will be opened to low-income folks beyond the County. The subscriptions from this one project are projected to provide total savings to the low-income subscribers of approximately \$76,000 per year, with total savings over the 25-year life of the program of more than \$1.9M.

These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants. Based on its commitment to providing renewable energy, the Applicant proposes to develop the site described below to maximize its solar energy potential within the Project's secured fenced area. To best determine optimal location within the site, the following factors have been analyzed:

- Significant solar radiation (insolation)
- Site accessibility for service and construction vehicles
- Avoidance of environmentally sensitive areas
- Limited tree and vegetative clearing
- Limited visibility from offsite locations
- Required setbacks from adjacent properties and public roads

### 3.0 Site Setting

The proposed Project site is located at 2129 Jefferson Highway in Fishersville, Virginia. The fenced portion of the Project area is approximately 23 acres in size and will be installed within parcel Tax Map No. 67-78J and 67-78L with a proposed gravel access road that runs through adjacent parcel Tax Map No. 67-78 for connection to Jefferson Highway (SR 250) via a VDOT low-volume commercial entrance. The two project parcels (Property) total approximately 81.13 acres. Including additional adjacent parcels, Elm Spring LLC owns approximately 323 acres at this location. The majority of the Elm Spring LLC property and the proposed Project site exist as pasture and have been historically used for grazing cattle.

The proposed 23-acre fenced Project site is bordered as follows:

- Bordered to the north by Jefferson Highway (U.S. 250), and two GB zoned parcels – Augusta County Fire Rescue (Tax Map No. 067-78F) and Metal & Wood Technologies Inc. (Tax Map No. 067-78E).
- Bordered to the east by another GA zoned Elm Spring LLC parcel (Tax Map No. 067-78) and a GA zoned parcel with single-family residence owned by Michael Clatterbadugh (Tax Map No. 067-77).
- Bordered to the south by a currently undeveloped parcel with GI and RR zoning, owned by Wilson Investment LLC (Tax Map No. 067-83).

- Bordered to the west by GB zoned Tax Map No. 067B-3-52, GA zoned Tax Map No. 067B-3-52A, four (4) SF10 zoned Jefferson Court residential parcels (Tax Maps No. 067B-5-1, 067B-5-2, 067B-5-3A & 067B-5-5) and GA zoned parcel with single-family residence (Tax Map No. 067B-3-17B).

The specific location of the proposed solar array within this Property was carefully designed so to minimize visibility and maximize setbacks from neighboring parcels not owned by Elm Spring LLC. The selected location makes use of the existing topography to minimize visibility from Jefferson Highway and prevent visibility from Old Goose Creek Road and residential development to the southeast. Viewshed buffering/screening is to be accomplished through a combination of preserving existing forested areas along north and west boundaries and planted buffering along the east boundary or as necessary to supplement existing vegetation. Where existing vegetation is deemed insufficient or the boundary is otherwise void of screening vegetation, then plantings will be installed for adherence to the Alternative 2 buffering compliance in Zoning Ordinance Article VI.D Section 25-70.4.C.9.

A wetland delineation was completed by VHB in February 2021 and confirmed by the United States Army Corps of Engineers via approved Jurisdictional Determination dated August 25, 2021. No waters regulated under Section 404 of the Clean Waters Act were found on this site, and therefore no wetland/waters impacts are proposed with this Project.

## 4.0 Key Components

The proposed Project will consist of the following key components:

- Solar Modules and Racking
- Underground Electrical Conductors
- Balance of System Equipment
- Gravel Access Road
- Security Fencing

Key components are described in the following subsections:

### 4.1 Solar Modules and Racking

The proposed Project will utilize approximately 8,112 solar modules. The modules are manufactured offsite and will be delivered to the site by truck in wooden crates or cardboard boxes. Each module will measure approximately 3.7 feet by 7.5 feet and will be rated at approximately 545 watts. Solar modules will be mounted onto a single-axis tracker racking system. A single-wide row of solar modules will be mounted to each tracker. The trackers are oriented in rows extending in the North-South direction, and they move slowly from morning to evening to track the sun across the sky from East to West throughout the day. The trackers will be mounted on steel posts, which will be driven or screwed into the ground to a depth between 10 and 15 feet. Support posts will be

driven/screwed into the ground about every 28 to 30 feet. The support structure will be designed to withstand both wind and snow loads as required per federal and state building code standards, respective of the region. The posts will be made from galvanized or corrosion-resistant metal to minimize the potential for corrosion over the lifespan of the project. Tracker rows will be spaced approximately 15 feet apart to allow access for operations and maintenance. The maximum height of the solar modules above the ground at the maximum tilt angle (60 degrees) will be less than 10 feet.

#### 4.2 Underground Electrical Conductors

Underground electrical conductors will be installed in trenches at a depth in compliance with the National Electric Code. Conductors either will be buried in a polyvinylchloride (PVC) conduit or equivalent.

#### 4.3 Balance of System Equipment

Balance of System Equipment including but not limited to inverters, AC combiner boxes, transformers, and/or medium voltage switchgear will be installed near the solar array within the Project's fence line. Balance of System Equipment will be installed on H-Frames and concrete pads and in compliance with equipment manufacturer instructions. Full details of Balance of System Equipment will be included as part of the Project's electrical design plan set submitted for ministerial permits. A single row of power poles will be installed to connect the equipment on the Project's equipment pad to the local electric grid, at an interconnection point specified by Dominion Energy and shown on the Project site plan.

#### 4.4 Gravel Access Road

The site will be accessed via a construction entrance from Jefferson Highway via an existing private gravel access road to the project site. A proposed gravel access road into the facility will be constructed to prevent vehicle rutting, erosion and minimize dust. The road will have two (2) turnarounds designed to International Fire Code minimum specifications to accommodate maintenance and emergency vehicles. The turnarounds are located on the north and south ends of the facility. The gravel access roadways will be wide enough to accommodate emergency vehicles and designed in compliance with County standards. The entrance from Jefferson Highway will be in compliance with VDOT's low-volume commercial entrance standard.

#### 4.5 Security Fencing

The solar array and all balance of system equipment will be enclosed in a seven-foot-tall chain link fence in compliance with the National Electric Code. The fence will have at least one vehicle access gate at the boundary of the array, which will always remain locked, except during operations and maintenance activities.

## 5.0 Summary of Construction Activities

Initial site construction will consist of installing erosion control measures, improving the access road, minimal site grading, and establishing the temporary staging/laydown area. Following this initial site preparation, the installation of the support piles, racking equipment, modules, security fencing and balance of system equipment will proceed through completion. Installation of supplemental buffer plantings will take place during or immediately following construction, as applicable. The perimeter erosion control measures will not be converted to permanent stormwater management measures until the disturbed project interior has become stabilized with permanent vegetative cover.

### 5.1 Erosion Control

The Project's erosion and sediment control will be designed per state and County requirements. The first phase of site construction will be the installation of the temporary construction entrance and the minimum disturbance necessary to install silt fence along the project perimeter. Next will be the construction of the perimeter drainage ditches and the sediment basin. Land disturbance to develop the proposed facility will not begin until after the installation and operation of these erosion control measures. The perimeter erosion control measures will not be converted to permanent stormwater management measures until the disturbed project interior has become stabilized with permanent vegetative cover. This will include permanent vegetative groundcover between rows and under the solar modules.

### 5.2 Smoke and Dust

The presence of smoke will be limited to initial site clearing and dependent upon County/State permitted onsite burning of removed vegetation. If onsite burning is allowed, then best management practices will be performed to ensure offsite trespass of smoke is not a nuisance or danger. Dust will also be limited to the site construction phase and will be monitored as part of the permitted Erosion & Sediment Control Plan. Best management practices (i.e., water truck) will be performed to control dust until the site is stabilized with permanent vegetative cover. Once the facility is constructed and the site is stabilized the facility will not create smoke or dust during normal operation.

### 5.3 Staging Area

A temporary staging area will be located within the subject parcel and adjacent to the site access to Jefferson Highway and inside the fenced area along the access road inside the facility gate. This area will only be temporarily disturbed to accommodate construction personnel parking, laydown for staging construction materials, equipment, and portable sanitation station(s). This facility will not require any onsite parking when in operation. All parking during construction will be accommodated in the proposed staging areas.

## 5.4 Site Grading

Construction equipment such as tractors, backhoes, dozers, and graders may be utilized to grade the proposed perimeter drainage ditch and sediment/stormwater basin. Stripped and excavated soils are to be spread out with the project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. The selected facility location has existing slopes that are expected to accommodate the proposed single-axis tracking system and may require minimal regrading. Site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment. The array grading design will endeavor for minimal impact to existing soil conditions and have a net balance of any onsite cut and fill.

## 5.5 Stormwater Management

The Project's Stormwater Management will be designed per VDEQ (state) and County requirements. Stormwater will be managed on site through a permanent basin that is designed to the specifications set by VDEQ. Discharge from the site will be through a level spreader or equivalent energy dissipating device to release water as sheet flow to adjacent wetland/stream or with the appropriate outlet protection as required by VDEQ. Once permanent vegetative covering of the site is approved by the County Erosion Control Inspector, perimeter control will be converted to permanent stormwater measures. The basin will be constructed with permanent control structure, embankment and discharge piping when initially installed as a sediment basin. The conversion to a permanent stormwater measure will consist of the removal of the temporary dewatering orifice, baffle and uncovering/opening the low flow orifice at the bottom of the basin according to its design specifications.

The Virginia Runoff Reduction Method (VRRM) was used to determine water quality requirements for the limits of disturbance according to 9VAC25-870-63. A VRRM spreadsheet will be included with the stormwater design modeling with the County Site Plan review submittal, following SUP approval. Reference the attached SUP Site Plan for proposed perimeter drainage ditches and stormwater management basin.

## 6.0 Transportation and Traffic

Materials for the proposed Project including but not limited to gravel, riprap, stormwater structures, PV modules, tracking equipment, support racks/piles, inverters, transformer, wiring and equipment pads will be delivered to the site via trucks during construction. All construction traffic will access the project site from Jefferson Highway via the proposed access, which is to be constructed as a VDOT low volume commercial entrance. Considering the existing function of Jefferson Highway as a Minor Arterial, the proposed construction truck traffic is not expected to

negatively impact existing traffic patterns. A Maintenance of Traffic (MOT) Plan will be developed in accordance with VDOT Work Area Protection Manual (WAPM), the Manual on Uniform Traffic Control Devices (MUTCD) and submitted with the site plan for approval. Following the completion of site construction, vehicular access to the site will be limited to semi-annual operation/maintenance activities. With no VDOT improvements to the subject roadway, the same MOT proposed for construction will apply to the project's decommissioning process.

## 7.0 Economic and Fiscal Impact

A typical construction workforce for a solar facility of this size consists of approximately 50 workers during the construction period, which should last approximately 3-4 months. Construction personnel will be divided between civil and electrical services, respective of construction phasing. Not all workers will be present on site at the same time.

The attached report entitled "Elm Spring I Solar Economic and Fiscal Contribution to Augusta County, Virginia" was prepared by Mangum Economics is attached as Appendix G and includes the following findings:

The proposed Elm Spring II Solar project would make an economic contribution to Augusta County:

- The proposed Elm Spring II Solar project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
  - 9 direct, indirect, and induced jobs.
  - \$0.5 million in associated wages and benefits.
  - \$1.5 million in economic output.
- The proposed Elm Spring II Solar project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
  - < 1 direct, indirect, and induced job.
  - \$17,200 in associated wages and benefits.
  - \$47,200 in economic output.

The proposed Elm Spring II Solar project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:

- The proposed Elm Spring II Solar project would generate an estimated cumulative revenue between \$181,700 to \$261,600 over the facility's anticipated 25-year operational life, as compared to an estimated cumulative revenue of only \$2,680 based

on the property's current use over this same period – this constitutes a 68 to 122 fold increase over current revenues.

## 8.0 Utility Use

### 8.1 Water Use

No permanent potable water service will be required for the solar facility, and therefore no water infrastructure is proposed with the Project. During construction water use will be accommodated by water trucks with use limited as necessary for moisture conditioning of soil, hydro-mulching, dust control and irrigating new buffer plantings.

### 8.2 Sewer and Solid Waste

No permanent sanitary sewer or solid waste services will be required for the solar facility, and therefore no sewer or solid waste infrastructure is proposed with the Project. During construction temporary sanitary facilities will be accommodated via portables and the limited solid waste will be handled via temporary dumpster(s). Both temporary measures will be serviced at regular intervals to prevent nuisance.

## 9.0 Community Outreach

Community outreach is important to the overall success of this project, and the applicant plans to host an in-person community meeting prior to the first public hearing with the County. Invitations will be mailed to adjacent landowners once a meeting location and time have been determined. This open-house meeting format will be open to the public and provide an opportunity for the project team to meet the neighbors, answer questions and address any concerns they may have about the project, solar energy, and the developer.

## 10.0 Compliance with Augusta County Comprehensive Plan

### **Policy 1: Economy**

*Recognize the employment opportunities, especially for distributed solar, and economic diversification opportunities that utility scale solar provide.*

The Project will serve to benefit the local economy in several ways. Construction of the project will create a need for materials such as gravel, riprap, plantings, and seed that can be sourced from the local area to the greatest extent practical. Once the facility is operational, seasonal maintenance services such as vegetation management (mowing) will be required, which can similarly be serviced by a local contractor.

If developed, this Project is intended to be part of the Virginia Shared Solar Program where Dominion Energy customers will be able to subscribe to obtain discounts based upon the output of the solar project. The law requires that at least 30% of the program be comprised of low-income subscribers. RWE Clean Energy has committed to provide 100% of the subscriptions in

its Virginia Shared Solar program projects to low-income subscribers. The subscribers will receive a direct discount on their Dominion Electricity bill that typically amounts to about 10% savings. There is no cost for subscribers to subscribe, and they can cancel at any time. Subscribers can be renters, apartment dwellers – anyone with a Dominion electric bill. RWE Clean Energy will offer these subscriptions exclusively to low-income customers in Augusta County for a period of 6 months. If after 6-months unsubscribed capacity remains, the subscriptions will be opened to low-income folks beyond the County. The subscriptions from this one project are projected to provide total savings to the low-income subscribers of approximately \$76,000 per year, with total savings over the 25-year life of the program of more than \$1.9M. Local solar projects are part of a diverse, local energy mix, reducing the dependence on any single source of electricity generation by providing home-grown electricity. These projects help keep electric costs down by providing a hedge against the rising costs of commodity fuels. These local power generation projects also benefit their host communities by improving the resiliency of the local electric grid, supplying power locally and offsetting power supplies that would otherwise be required from distant power plants.

## **Policy 2: Rural Viewsheds**

*Desire to maintain rural viewsheds and agriculture as a predominant component of our economy but sees synergy among agricultural and rural land development and utility scale solar development so long as the clustering, size, or fragmentation of such facilities does not have undue adverse impact on the surrounding neighborhoods.*

This project is not utility scale solar development, as is referenced in this Policy #2. It is small scale solar, or “distributed” solar. The specific location of the proposed solar array within the larger host parcels was carefully designed so to minimize visibility and maximize setbacks from neighboring parcels not owned by Elm Spring LLC. The selected location makes use of the existing topography to minimize visibility from Jefferson Highway and prevent visibility from Old Goose Creek Road and residential development to the southeast. Viewshed buffering/screening is to be accomplished through a combination of preserving existing forested areas along north and west boundaries and planted buffering along the east boundary or as necessary to supplement existing vegetation. Where existing vegetation is deemed insufficient or the boundary is otherwise void of screening vegetation, then plantings will be installed for adherence to the Alternative 2 buffering compliance in Zoning Ordinance Article VI.D Section 25-70.4.C.9.

The proposed Project is to be part of the Virginia Shared Solar program and as such is 3MWac in capacity size and proposed within a fenced area of approximately 23 acres. This relatively small scale allows for efficient micro siting with generous setbacks, vegetative buffering and

without impact to the character of the surrounding neighborhoods. The proposed Project is compact, contiguous and will not result in clustering or fragmentation of neighborhoods.

### **Policy 3: Agricultural Landscape and Economy**

*Siting of projects should evaluate the agricultural landscape of the project area and surrounding area to assess the effects of a project on the agricultural economy.*

The fenced Project area is approximately 23 acres in size and will be developed on two adjacent GA zoned parcels (Tax Maps No. 67-78J and 67-78L), which total to approximately 81.13 acres and are privately-owned by Elm Spring, LLC. Including additional adjacent parcels, Elm Spring, LLC owns approximately 323 acres at this location. The majority of the Elm Spring, LLC property and the proposed Project site exist as pasture and have been historically used for grazing cattle.

This approximately 23-acre small-scale solar project will have a minimal impact on the overall Elm Spring, LLC farm, and upon decommissioning returns the affected land back to its current pasture condition for continued agricultural use. The Project will financially benefit the landowner by providing fixed revenue over the lease period. Unlike commercial and residential development, the proposed solar facility development requires minimal land disturbance and impervious surfaces are limited to gravel access roads, small concrete equipment pads and pile supported racks. The use of driven steel piles for support of the racking system significantly reduces impacts to surface soils when compared to the affected footprint of structural concrete foundations associated with most commercial and residential development. Therefore, the proposed development's minimal land disturbance leaves surface soil largely intact and preserves the existing soils for future use as forestry or agriculture.

Following construction, the ground underneath the panels will be reseeded using low growth, native pollinator species. Throughout the operation of the Project this native meadow will be maintained and serve not only to stabilize the soils but also to provide ample foraging habitat for native pollinators such as butterflies and bees, benefiting the surrounding farms and gardens.

### **Policy 4: Prime Farmland and Agricultural and Forestal Districts**

*Siting of projects in Agricultural and Rural Planning Policy Areas should consider the presence of prime farmland producing soils and/or adjacent Agricultural and Forestal Districts.*

The United States Department of Agriculture Natural Resource Conservation Service (USDA NRCS) Web Soil Survey was used to determine the extent of Prime Farmland within an Area of Interest (AOI) consisting of the proposed Project footprint (fenced area). The following soils were identified:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percentage of AOI	Farmland Classification
40C2	Frederick-Christian silt loams, 7 to 15 percent slopes, eroded	0.1	0.5%	Farmland of statewide importance
42C2	Frederick-Christian gravelly silt loams, 7 to 15 percent slopes, eroded	1.0	4.4%	Farmland of statewide importance
45C2	Frederick-Rock outcrop complex, 0 to 15 percent slopes, eroded	0.2	1.0%	Not prime farmland
46B	Frederick-Nixa complex, 2 to 7 percent slopes	21.7	94.1%	Not prime farmland
	<b>Total</b>	23.0	100%	

The proposed siting of the Project results in no impact to Prime Farmland and minimizes the overlap into soils designated as Farmland of Statewide Importance to approximately 4.9%. As previously mentioned in "Site Grading", the stripped and excavated soils are to be spread out adjacent to the fenced project area upgradient of silt fence and immediately seeded and mulched. This soil will then be available in the future to accommodate filling of these excavated stormwater measures and regrading back to a predevelopment condition with decommissioning. Also, site grading design is endeavoring for minimal disturbance of the existing surface soil to ensure prompt establishment of permanent stabilizing grasses following installation of equipment.

### **Policy 5: Visual Impact**

*Siting of projects should take into consideration surrounding neighborhood developments and how visual impacts to those neighborhoods can be mitigated through appropriate buffers. Siting and design of projects should strive to utilize existing vegetation and buffers that exist naturally when adjacent to public rights of way or other adjacent property.*

The proposed small-scale solar facility was carefully designed so to minimize visibility from nearby residents and public roadways. The selected location makes use of existing mature vegetation and proposed vegetative buffering to diminish any viewshed from residential properties to the west. Proposed vegetative buffering to the north to mitigate viewshed from existing business and Jefferson Highway. Existing topography minimizes visibility from much of Jefferson Highway and prevents visibility from residential developments to the east and southeast. Existing vegetation is to be supplemented with additional plantings as necessary to ensure compliance with Alternative 2 buffering requirement in Zoning Ordinance Article VI.D Section 25-70.4.C.9. Any existing and proposed vegetation will be preserved for the entirety of the project's lifespan.

## **Policy 6: Balanced Land Uses**

*Desire to balance the utility scale solar land use with other important and valuable land uses for our citizens. The size/extent of projects should be considered in proximity to other developed land uses so as not to have undue adverse impacts on the existence of nearby developed residential, commercial, or mixed- use communities. Consideration of existing Augusta County Service Authority infrastructure be made.*

This project is not “utility scale solar land use”, as is referenced in this Policy #6. It is small scale solar, or “distributed” solar. The “size and extent” of this project is utilizing approximately 28% of the total land area of the host parcels, leaving approximately 72% of the host parcels in existing use, which is predominantly pasture with forested boundaries on west and south sides. Due to its scale and compact design, small scale solar is the most compatible land use that can be deployed in this area without impacting the character of the surrounding community. The acreage of land required for development is a small fraction of that typical of utility scale solar, allowing the project to be designed in compliance with all County setback requirements and sited away from parcel boundaries and residential properties. In comparison to traditional commercial or residential development, a small-scale solar project has far fewer adverse impacts on the land. The project will require no major grading, limited land disturbance and minimal new impervious surface. The ground cover underneath the solar panels will be planted with low-growing native pollinator species, and the existing land surrounding the fenced solar facility may continue to be used for grazing.

As compared to alternate forms of development, a small-scale solar project will not be invasive or bothersome to the existing character of the community. Once constructed, the Project will be naturally buffered/screened from view and create no noise above existing background levels. The Project will also create no strain on County services such as water, sewer, waste, schools, and emergency services. Once operational the site will be monitored remotely, require limited operational inspections, seasonal maintenance, and have no real impact on local traffic. The project will have no adverse impacts on the existence of nearby developed residential, commercial, or mixed-use communities. The applicant believes this solar project can be considered low-intensive land use, appropriately combining the small-scale power generation with continued agricultural land use.

## **Policy 7: Compact, Interconnected Development**

*Projects within Urban Service and Community Development Areas should not detract from the compact, interconnected, pedestrian-oriented development pattern.*

The proposed Project is located within an Urban Service area. Since the project site is located interior of two larger privately owned parcels, adjacent to a large GI (industrial) zoned parcel and

preserving existing vegetated conditions, development of this Project will not interfere with or impact pedestrian use of the surrounding areas.

### **Policy 8: Open Space**

*Support projects that seek to actively create opportunities and partnerships that provide for natural open spaces and outdoor recreational activities such as pedestrian corridors, wildlife watching areas, and fishing areas, especially in publicly accessible land and rights-of-ways.*

The proposed Project is to be developed on private property, which is not currently publicly accessible, nor will it be following development of the solar project. A low impact development design approach was implemented with land use that encourages natural landscapes and effectively preserves the space for future use. The proposed Project will include native pollinator species and preservation of existing native vegetation, which will maintain a diverse foraging habitat.

As opposed to more intensive forms of land development, small scale solar projects leave the underlying landscape relatively unchanged. The Project's Decommissioning Plan specifies adequate removal of the facility at the end of project life, ensuring the land will be returned to predevelopment conditions. After the Project is decommissioned, the land can then either revert to continued agricultural use or developed for other purposes, which could include potential outdoor recreational uses.

### **Policy 9: Interconnectivity**

*For projects that are adjacent to public spaces or other planned developments, encourage projects that provide for trails and linkages to adjacent land planned for or already developed.*

The Project is not located adjacent to public spaces or planned developments. The approximately 23-acre project site is located interior of two larger privately owned parcels totaling 81.13 acres, which are contiguous to several other parcels that will continue to be privately owned by Elm Spring, LLC.

### **Policy 10: Resource Considerations**

*Projects should be designed, sited, and constructed in a way that protects and preserves the County's natural, scenic, and cultural resources including:*

- a. Streams, rivers, wetlands*
- b. Fertile soils*
- c. Habitats*
- d. Native vegetation*
- e. Forests*
- f. Historic and archaeological resources*

A wetland delineation was completed by VHB in February 2021 and confirmed by the United States Army Corps of Engineers via approved Jurisdictional Determination dated August 25, 2021. No waters regulated under Section 404 of the Clean Waters Act were found on this site, and therefore no wetland/waters impacts are proposed with this Project.

The USDA NRCS Web Soil Survey was analyzed during the project's due diligence to assess the site for Prime Farmland, and within the approximately 23 acres of proposed project development area there is no Prime Farmland. The proposed development impact is minimal considering the project is leaving 72% of the Property in its existing use, which is predominantly pasture with forested areas primarily along the southern and western boundaries. All vegetative clearing is limited to the approximately 23-acre project area and the majority of natural habitat and forests existing at the site will be unaffected by the solar project. The soil on the site will be maintained, and once the facility is decommissioned, the same soil will be available for agricultural use. The pollinator seed mix that will be planted in all disturbed areas of the site will support local agricultural resources both on site and in the surrounding community.

A cultural resources assessment was performed using the Virginia Department of Historic Resources statewide electronic cultural resources GIS and database (VCRiS) for the project parcels. A copy of the VCRiS results map and database search of potential architectural resources in the area are included in Appendix F. As proposed, the Project will have no adverse impact to cultural or architectural resources.

### **Policy 11: Natural Resource Benefits**

*The County sees value in projects that create additional natural resource benefits through the use of native vegetation, the creation of wildlife corridors, and the use of pollinator species in buffer areas and underneath panels.*

The Project will preserve existing forest vegetation on the west and south sides and supplement with planted native vegetation along the northern boundary. All vegetative buffers will adhere to the Alternative 2 per Zoning Ordinance Article VI.D Section 25-70.4.C.9 buffer requirements, which will result in a natural forested condition along much of the host parcels boundary. This forested boundary will provide a natural corridor for surrounding wildlife. The Project is utilizing only 28% of the host parcels, leaving approximately 72% of the host parcels in existing use, which is predominantly pasture. The portion used for the Project will be seeded with low-growing native pollinator species throughout to stabilize disturbed areas between array rows, along fence and underneath the solar panels. The use of low-growing native pollinator vegetation within the facility will also provide foraging habitat for local native pollinators, which will have an overall positive impact on surrounding natural resources. A small-scale solar project provides a source of locally produced, clean, renewable electricity, and an opportunity for the community to become stewards of their environment, protecting natural resources both locally and globally.

## **Policy 12: Clustering and Colocation**

*Support projects that site on contiguous parcels. Strong consideration should also be given to siting projects a reasonable distance away from existing solar facilities so as not to significantly alter existing community character or create undue adverse impact on nearby neighborhood development. Solar facilities that are sited on the same parcel or contiguous parcels, but are constructed in distinct phases, should be considered to be separate facilities for purposes of fully and accurately evaluating the potential impact on the surrounding community.*

The proposed Project is to be developed in a single construction phase on approximately 23 acres interior of two larger adjacent parcels (totaling 81.13 acres) and privately owned by Elm Spring, LLC (Tax Maps No. 67-78J and 67-78L). Approximately 72% of Property (cumulative host parcels) will remain undisturbed and in their current condition. The project's location combined with existing vegetation, topography and proposed buffering will prevent visibility from neighboring parcels and Jefferson Highway. The proposed Project is on the same Elm Spring, LLC owned farm as the County SUP approved small solar project called Elm Spring I Solar, which is located approximately 790 feet to the east.

# Facility Decommissioning Plan

Elm Spring II Solar

2129 Jefferson Hwy, Fishersville, VA



**Prepared for:**

Augusta County

Community Development Department

18 Government Center Lane

Verona, VA 24482

**Prepared by:**

RWE Clean Energy Asset Holdings, Inc.

100 Summit Lake Drive, Suite 210

Valhalla, NY 10595

Preparation Date: 12/11/2023

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## Introduction

Elm Spring VAB, LLC is developing a 3MWac solar photovoltaic (PV) power generating facility on two adjacent, privately owned parcels (Tax Maps No. 67-78J and 67-78L) totaling 81.13 acres in size, with an approximate fenced project area of 23 acres. The project site is located at 2129 Jefferson Highway, Fishersville in Augusta County, VA. The project is being developed under a Special Use Permit through Augusta County. The following decommissioning plan is proposed for compliance with the *Augusta County Zoning Ordinance, Article VI.D Section 25-70.10 for Small Solar Energy Systems*:

- 1. The applicant shall provide a detailed decommissioning plan that provides procedures and requirements for removal of all parts of the solar energy generation facility and its various structures at the end of the useful life of the facility or if it is deemed abandoned or unsafe. The plan shall include the anticipated life of the facility, the estimated overall cost of decommissioning the facility in current dollars, the methodology for determining such estimate, and the manner in which the project will be decommissioned. The decommissioning plan and the estimated decommissioning cost shall be updated every five (5) years, from the date of the certificate of occupancy or upon request of the Zoning Administrator; however, the updated costs shall be no more than twice every ten (10) years.*
- 2. Prior to receiving a certificate of occupancy to begin operation, the applicant must provide security in the amount of the estimated cost of the decommissioning. Options for security shall include a cash escrow, a performance surety bond, or an irrevocable letter of credit. The security must remain valid until the decommissioning obligations have been met. The security may be adjusted up or down by the county if the estimated cost of decommissioning the facility changes. The security must be renewed or replaced, if necessary, to account for any changes in the total estimated cost of decommissioning if deemed by the updated estimates. Security is a mandatory condition of all conditional use permits for utility scale solar energy farms.*
- 3. The decommissioning plan, cost estimates, and all updates to plans and estimates shall be sealed by a professional engineer licensed to do business in the Commonwealth of Virginia.*

### *§19.6-97.6 Unsafe or Abandoned Projects; Decommissioning*

*If the utility scale solar energy facility is determined to be unsafe by the Building Official, then the facility shall be required to be repaired by the facility owner, site owner, or operator. Repairs shall be made in a timely manner as established by the Building Official. Should the repairs not be completed in the timeframe provided, then the owners or operators will be instructed to commence decommissioning in accordance with the approved decommissioning plan.*

*If the facility is not operated for a continuous period of twelve (12) months, then the county may notify the owner/operator by registered mail and provide forty-five (45) days for the owner/operator to respond. If no response is provided, then the owner/operator will be instructed to commence decommissioning in accordance with the approved decommissioning plan.*

*If the facility is abandoned, the owner/operator is required to notify the Zoning Administrator in writing.*

*Within one (1) year of the date of said notification, or if determined to be abandoned by the Zoning Administrator in accordance with the above subsections, then the county may pursue legal action to have the facility removed at the expense of the facility owner, site owner, or operator, each of whom shall be jointly and severally liable for the expense of removing or repairing the facility. The county may also call upon the decommissioning security to remove the facility. This plan will outline the responsible party, timeframes, and an estimated cost for decommissioning and removal of the project facility in accordance with the Augusta County Zoning Ordinance. The cost estimate will be used to identify the guarantee shown in item 2, above.*

## Project Components

Photovoltaic power generating facilities consist of arrays of solar panels that convert solar radiation into direct current (DC) electricity. The solar facility utilizes inverters to convert direct current into alternating current, which is then transferred to the power grid.

The solar project will consist of solar photovoltaic modules. These modules will be attached to a low-profile, single axis, tracking system. The racking system for the modules consists of “rammed post” techniques that allows for the installation of steel posts directly into the ground, which will eliminate the need for concrete footings. The facility will utilize different cabling techniques which include affixing to the underside of the PV panels, running cable tray or above ground cable systems, and utilizing direct buried conduit that connects the solar panels to the grid.

All the PV modules will be mounted on their associated racking along the north/south axis, where the drive system will be utilized to rotate the panels based upon the orientation of the sun. Other electrical components on site, including inverters and transformers, are grouped in various sections of the arrays. Inverters are utilized to convert the direct current (DC) electricity to alternating current (AC) electricity. The transformers are utilized to step up the voltage of the alternating current electricity to match the electrical grid voltage. A medium voltage, underground AC circuit will connect the project transformers to the electrical grid.

## Access

The site will utilize one common access point from Harriston Road with an entry address stated above. This access road will be 20' wide. The access road will consist of gravel placed over a woven geotextile. The site access road provides access to the entire site and includes large radii to facilitate movement of vehicles and equipment. The perimeter of the site will contain fencing that will have access gates located at the entrance of the site along the access road.

The solar facility will be unmanned locally—performance and project operations will be monitored daily from remote locations. The internal roads are designed to accommodate a vehicular load of 75,000 pounds and will be finished with an all-weather gravel surface.

## Fencing and Racking

The proposed solar array racking will include rammed galvanized steel piles embedded into the ground. The steel piles will typically be embedded approximately 7 feet into the ground. The proposed access fence will be seven feet tall to ensure public safety and security. Access gates will be provided for vehicular access to the site.

## Decommissioning Plan

When the project permanently ceases to operate, Elm Spring VAB, LLC (the "Owner") will perform decommissioning activities to remove all equipment and materials related to the operation of the solar energy facility to restore the property to its condition prior to construction of the facility.

## Planning and Permitting

Given the timeframe for decommissioning and lifetime of the facility, government regulations at the time may require specific plans and permits to be in place prior to decommissioning of the solar energy facility. The owner will develop a comprehensive plan based upon this decommissioning plan to follow during decommissioning. The owner will be responsible for identifying and acquiring all local, state, and federal permits required for this work. The owner will identify subcontractor(s) and waste / recycling companies during the planning phase.

## Removal of PV Equipment

1. All PV modules will be removed and disposed of at a licensed disposal facility that recycles or safely deconstructs PV modules, if such a facility is available at the time or will be returned to the PV module supplier via any available take-back or manufacturer recycling program. If such a recycling facility or take-back program is not available, PV modules will be disposed of according to all applicable laws and environmental standards.
2. Above ground racking and support structures will be removed. All below ground piles will be removed entirely where practical. Any piles that cannot be practically pulled out will be cut three feet below grade, left in place, and covered. This will facilitate agricultural use over top of the material.
3. All power collection equipment including cabling, combiner boxes, inverters, transformers, control cabinets, and switchgear will be removed from the site and disposed of at a licensed disposal facility or recycling facility.
4. Any underground cables buried at least 30" below grade will remain in place. All above ground cables will be removed from the site. This will allow any agricultural activities to resume on site.
5. All concrete foundation will be broken up and debris removed from the site.

## Site Restoration

1. The site fence will be pulled out and removed from the site.
2. Gravel access roads and staging areas will remain until all other materials have been removed from the site to facilitate decommissioning activities. Once equipment removal

is concluded the road material will be removed from the site and replaced with fill. The fill will be graded to follow the contours of the site.

3. All stormwater management facilities will be returned to existing grade.
4. Any disturbed areas will be covered with a minimum of 2 inches of topsoil, which is consistent with the composition of the soil prior to construction of the project. Topsoil will be treated with fertilizers needed for establishment of vegetation and will be covered with grass seed and straw mulch.

## Decommissioning Estimate and Guarantee

Limited current data exists on the actual costs associated with decommissioning a solar facility due to the rarity of decommissioned facilities and given their average 35-year lifespan. Therefore, expertise within the solar industry were consulted in estimating demolition and sitework restoration construction costs to develop quantifiable and defensible unit costs for decommissioning. The estimates for decommissioning costs were derived by projecting quantities using the project specific SUP site plan. Stark Tech and VHB performed the decommissioning cost estimate as third-party consultants licensed in the Commonwealth of Virginia for electrical and civil engineering, respectively. Prior to County issuance of the final site for land disturbance, the owner will submit a performance security bond, an irrevocable letter of credit or other County acceptable financial surety to cover the certified decommissioning cost estimate for dismantling the facility and restoring the site to its original state. Although materials from the dismantled system may find reuse or recycling avenues, the decommissioning estimate assumes responsible disposal in an appropriate landfill and salvage value is not included in the cost estimate total.

The cost estimate for decommissioning will be updated every five (5) years by the facility owner, assuming an increase of 2% per year to adjust for inflation and current market prices. This estimate update will be performed and certified by a third-party engineer licensed in the Commonwealth of Virginia. The owner will engage the Zoning Administrator, prior to updating the estimate, if market conditions do not justify an annual increase of 2%. When this estimate is updated, the amount of the financial guarantee will also be increased consistent with the revised cost.

## Decommissioning Schedule

The intent of the project is to operate for 30-40 years. The project will lease the property for a term of up to 40 years. At the end of the lease term or if the facility does not generate electricity for a period of twelve (12) consecutive months, the owner will cease operation of the project and execute this decommissioning plan in accordance with the Augusta County Zoning Ordinance. The approximate duration of decommissioning will be three months.

If the solar facility is not operating for a continuous period of twelve (12) consecutive months it will be subject to decommissioning notice from the County, requesting the initiation of decommissioning activities. If the decommissioning activities have not commenced within 365

calendar days of the dated decommissioning notice from the County, the County reserves the right to engage the surety to eliminate the system from the site. Within six (6) months of the date of abandonment or discontinuation, the owner will complete the physical removal of the solar facility and commence site restoration. This period may be extended at the request of the owner, upon approval of the County Board of Zoning Appeals. Periods during which the facility is not operational for maintenance, repair or due to catastrophic events, beyond the owner's control, will not trigger decommissioning requirements if owner is working diligently to return the facility to operating status. The owner will provide written notice documenting the date of operational failure and evidence of diligent maintenance/repair to the Zoning Administrator during the period in which the solar facility is not operational. The solar facility will be returned to operational capacity within 24 consecutive months or less following a catastrophic event or decommissioning will commence no later than the 730<sup>th</sup> calendar day following the last date the facility was fully operational.

## Decommissioning Cost Estimate

Decommissioning Cost Estimate				
Item	Quantity	Units	Unit Cost	Total
<b>Disassembly / Removal / Demo</b>				
Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Erosion Control Measures (CE, SF, etc.)	23	AC	\$ 700.00	\$ 16,100.00
Road Base Material	5,996	SY	\$ 0.50	\$ 2,998.00
Concrete Pads	2	EA	\$ 1,050.00	\$ 2,100.00
Posts	1,156	EA	\$ 8.00	\$ 9,248.00
Racking	110	EA	\$ 11.00	\$ 1,210.00
Modules	8,112	EA	\$ 1.00	\$ 8,112.00
Cable	183,781	LF	\$ 0.25	\$ 45,945.25
Transformers	1	EA	\$ 750.00	\$ 750.00
Inverters	24	EA	\$ 425.00	\$ 10,200.00
DC Combiner	24	EA	\$ 250.00	\$ 6,000.00
Stormwater Basin Structure Removal	3	EA	\$ 6,000.00	\$ 18,000.00
Grading, Decompaction & Seeding/Stabilization	23	AC	\$ 4,000.00	\$ 92,000.00
Fencing	5,194	LF	\$ 5.00	\$ 25,970.00
Landscaping	0.40	AC	\$ 1,000.00	\$ 400.00
<b>Trucking / Hauling / Disposal</b>				
Road Base Material	89	Trucks	\$ 700.00	\$ 62,300.00
Concrete	6	Trucks	\$ 1,400.00	\$ 8,400.00
Posts	6	Trucks	\$ 500.00	\$ 3,000.00
Racking	3	Trucks	\$ 500.00	\$ 1,500.00
Modules	13	Trucks	\$ 1,400.00	\$ 18,200.00
Cable	1	Trucks	\$ 475.00	\$ 475.00
Transformers	1	Trucks	\$ 500.00	\$ 500.00
Inverters & DC Combiners	2	Trucks	\$ 1,400.00	\$ 2,800.00
Fencing	1	Trucks	\$ 500.00	\$ 500.00
Landscaping	1	Trucks	\$ 500.00	\$ 500.00
Landfill Fees	8,112	EA	\$ 3.30	\$ 26,769.60
<b>Salvage - excluded from Net Cost</b>				
Steel	125	Tons	\$ 100.00	\$ 12,500.00
<b>Net Cost</b>				
Disassembly / Removal / Demo			\$	249,033.25
Trucking / Hauling / Disposal			\$	124,944.60
Decommissioning Management (10%)			\$	37,397.79
25% Contingency			\$	102,843.91
2% Annual Inflation (5 years)			\$	42,816.31
<b>Total</b>			<b>\$</b>	<b>557,035.85</b>

# Documentation of Right to use Property

## LEASE OPTION AGREEMENT

This LEASE OPTION AGREEMENT (hereinafter "Agreement") is made effective as of 3 June 2021, between ELM SPRING LLC (hereinafter "Landlord"), and Antares Group Inc (hereinafter "Developer"). This agreement supersedes the original Option Agreement executed in 2019. Landlord and Developer are collectively referred to as the "Parties" in this Agreement.

In consideration of the mutual promises and covenants hereinafter stipulated, the Parties hereby agree as follows:

1. DESCRIPTION. Landlord and Developer agree to enter into an option agreement for Developer to lease property and operate a solar power generation facility (hereinafter "Generating Facility") on land containing approximately 330 acres owned and/or controlled by Landlord and located at 2129 Jefferson Hwy, Fishersville, VA 22939 (hereinafter, "the Property").
2. TERM. The term of this Agreement shall be effective upon execution and shall run through the period ending 31 December 2022 during which period the Developer may enter upon the Property and conduct tests and evaluations thereon as more fully described in section 4. During the Evaluation period, the Developer shall have an exclusive option (hereinafter, the "Option") to lease up to 330 acres of the Property, including an access easement and a transmission easement, EXHIBIT A, from Landlord under the terms of the proposed lease agreement, EXHIBIT B. The Developer may exercise the Option by giving Landlord written notice thereof, unless the Developer gives notice to the Landlord of its intent to terminate this Agreement, by mailing a written notice to the last provided address of the Landlord. Liability for payment will not extend beyond notice to terminate this Agreement. If the developer elects to exercise the Option to lease, the lease shall be completed and executed within 14 days of the developer receiving final approval to proceed with construction.
3. OPTION PAYMENT Developer agrees to pay the Landlord, the sum of \$ [REDACTED] for this Option Agreement plus [REDACTED] for the extension of the Agreement through 2022. The Option Agreement payment was made under the original agreement is applied to this agreement. The option extension payment is due on the date his new agreement is executed.
4. COVENANT OF LANDLORD. Commencing with and during the term of this Agreement, including any extensions, Landlord hereby covenants and agrees as follows:
  - a. Landlord is the fee simple owner of approximately 330 acres of real property at 2129 Jefferson Hwy, Fishersville, VA 22939 in the County of Augusta, Commonwealth of Virginia (hereinafter "Property") described more particularly in EXHIBIT "A", attached hereto and incorporated herein;
  - b. Landlord owns, free of encumbrances, the Property in fee simple, and represents and warrants to Developer that Landlord has the full and unrestricted power and authority to execute and deliver this Agreement and grant the interests herein

granted. All persons having any possessory interest in the Property (including spouses) are signing this Agreement;

- c. Landlord hereby grants Developer rights for Developer and its employees, agents and permittees to have access to the Property for the purposes of inspection, survey, design of improvements, tests, and other actions reasonably related to the investigation by Developer of the suitability of the Property for solar energy development, including, but not limited to an evaluation of the Property's suitability as a solar energy site, solar intensity, zoning restrictions, transmission, meteorological studies and soil, water, environmental, archeological and geologic studies on the Property. Despite anything to the contrary in this Agreement, Developer shall be permitted to access the Property Twenty-Four (24) hours a day, seven (7) days a week as reasonably determined by Developer;

d. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- 5. [REDACTED]

[REDACTED]

b. [REDACTED]

6. [REDACTED]

[REDACTED]

[REDACTED]

7. ASSIGNMENT. [REDACTED]

[REDACTED]

[REDACTED] Developer may (i) assign this Agreement to an Affiliate of Developer;

[REDACTED]

8. DEFAULTS; TERMINATION.

ii. Defaults. Each of the following events shall constitute an event of default by the Parties and shall permit the non-defaulting party to terminate this Agreement and/or pursue all other appropriate remedies.

i. The failure or omission by either party to observe, keep or perform any of the other terms, agreements or conditions set forth in this Agreement, and such failure or omission has continued for Thirty (30) days (or such longer period required to cure such failure or omission, if such failure or omission cannot reasonably be cured within such thirty (30) day period and the cure is diligently and continuously pursued by the defaulting party) after written notice from the other party; or

ii. A party files for protection or liquidation under the bankruptcy laws of the United States or any other jurisdiction or has an involuntary petition in

bankruptcy or a request for the appointment of a receiver filed against it and such involuntary petition or request is not dismissed within sixty (60) days after filing.

- b. Termination by Developer. Developer may terminate this Agreement without fee at anytime by giving written notice to Landlord. Once Developer terminates the Agreement, Developer and Landlord have no further obligations to one another regarding this Agreement.

9. [REDACTED]

10. **EFFECT OF AGREEMENT; INTEREST IN REAL PROPERTY.** The Parties intend that this Agreement creates a valid and present interest in the Property in favor of Developer. Therefore, this Agreement shall be deemed an interest in and encumbrance upon the Property which will be reflected in a separate instrument to be recorded among the land records of the county. Landlord covenants and agrees that during the Agreement Period, Landlord shall not convey the Property or any interest therein or permit any lien or encumbrance to attach to the Property unless the transferee or lien holder, as the case may be, shall agree, in writing, to be bound by this Agreement.

11. [REDACTED]

12. **TIMING.** Time is of the essence in this Agreement.

13. [REDACTED]

[REDACTED]

14. [REDACTED]

15. [REDACTED]

16. **NO WAIVER.** No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the party hereto possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term or provision of this Agreement.

17. [REDACTED]

18. **INTERPRETATION.** The Parties agree that the terms and provisions of this Agreement embody their mutual intent and that such terms and conditions are not to be construed more liberally in favor, or more strictly against, either party. The rule of strict construction shall not apply to this Agreement. This Agreement shall be given reasonable construction so that the intention of Landlord and Developer to confer reasonably useable benefits and reasonably enforceable rights and obligations is carried out.

19. **PARTIAL INVALIDITY.** Should any term or provision of this Agreement, or the application thereof to any person or circumstance, to any extent, be invalid or

unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be effected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

20. [REDACTED]

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

[REDACTED]

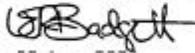
[REDACTED]

[REDACTED]

[REDACTED]

- 25. **BINDING AGREEMENT.** This Agreement shall become legally binding upon full execution of this Agreement.
- 26. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the Commonwealth of Virginia.
- 27. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts: each of which shall be an original and all, when taken together, shall constitute one and the same document. Transmission by facsimile or electronic mail of an executed counterpart of this Agreement shall be deemed to constitute due and sufficient delivery of such counterpart.
- 28. **ENTIRE AGREEMENT; MODIFICATION.** This document sets forth the entire agreement and understanding between the Parties relating to the subject matter herein and supersedes all prior discussions between the Parties. No modification or amendment to this Agreement, nor any waiver of any rights under this Agreement, will be effective unless in writing and signed by each of the Parties.

**LANDLORD: Elm Spring LLC**

Sign:   
Date: 03 June 2021 Print: Dr. Virginia Reynolds Badgett, Manager, Elm Spring LLC

Mailing Address: P.O. Box 103 Greenwood, VA 22943  
Phone: Email: cell: (540) 256-2562 ; ginny.badgett@gmail.com

**DEVELOPER: Antares Group Incorporated**

Sign:   
Date: 6/3/2021 Print: Edward E. Gray, President

Mailing Address: 2830 Solomons Island Road, Edgewater, Maryland 21037  
Phone: Email: EdGray@antaresgroupinc.com

**EXHIBIT A**  
**Property**  
**Description**

All of that certain real property available for solar development (330 acres) is outlined in red below. Two proposed potential locations for projects are identified by the white boundaries in the area map below, near Fishersville in the County of Augusta, Commonwealth of Virginia (the "Property"). The project sites are both situated south of the intersection of Route 805 and Route 250. Project lease area to be revised with a Metes and Bounds Survey to be completed by Developer for the selected project site.



## Appendix A – SUP Site Plan

# A

## Appendix A

SUP Site Plan

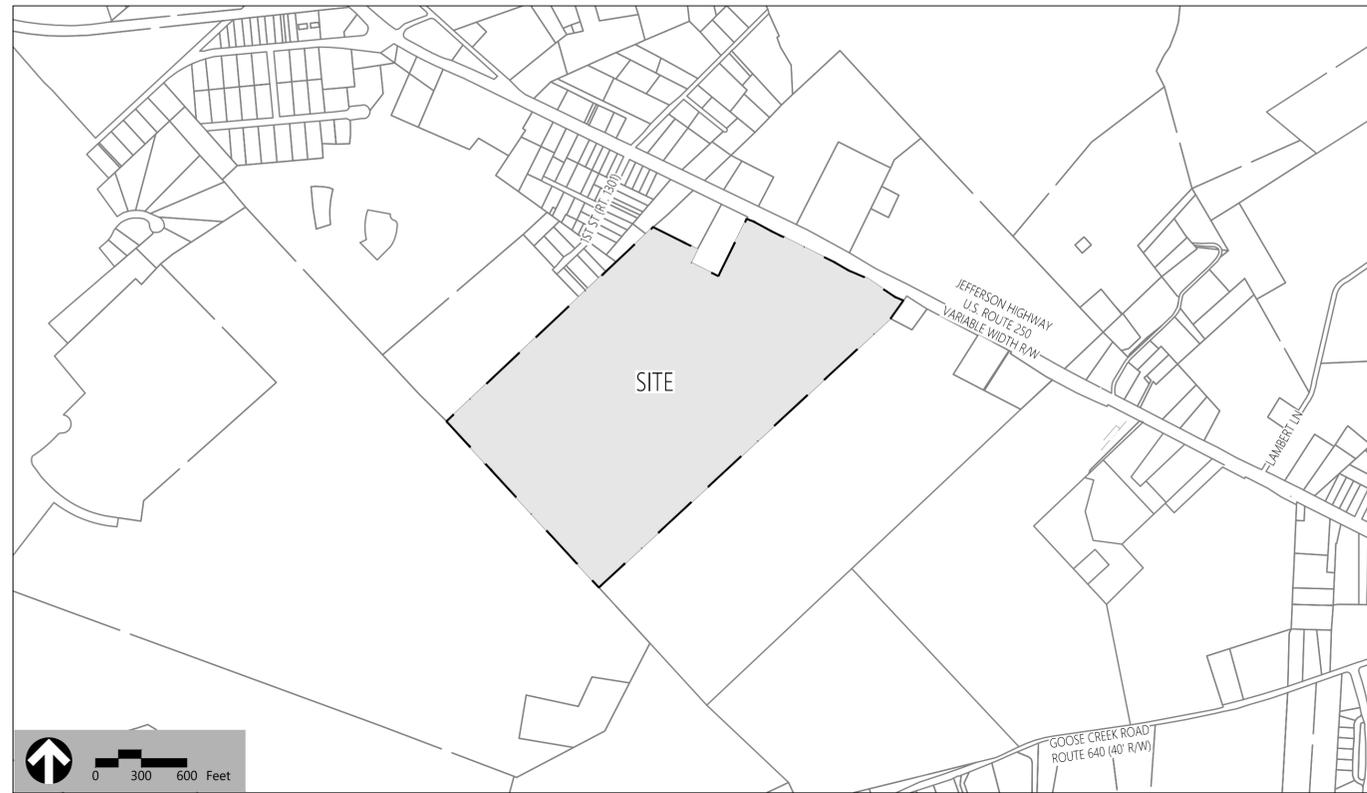
# Site Plans

Issued for	Review
Date Issued	December 12, 2023
Latest Issue	December 12, 2023

## ELM SPRING II SOLAR SPECIAL USE PERMIT

APPLICATION #: TBD

2129 JEFFERSON HIGHWAY  
FISHERSVILLE, VA 22939



### Sheet Index

No.	Drawing Title	Latest Issue
C100	NOTES AND DETAILS	December 12, 2023
C200	EXISTING CONDITIONS	December 12, 2023
C300	SITE PLAN	December 12, 2023
C301	SITE PLAN W/ AERIAL	December 12, 2023

#### Land Owner

Elm Spring, LLC  
P.O. Box 103 Greenwood, VA 22943  
Tax Maps No: 067-78J, 067-78L

#### Applicant / Developer:

Elm Spring VAB, LLC  
100 Summit Lake Drive, Valhalla, NY 10595  
Attn: Jeffrey Lord  
Jeffrey.Lord@rwe.com  
(802) 598-8295



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



#### Civil Engineer & Landscape Architect:

VHB  
115 South 15th Street, Suite 200  
Richmond, VA 23219  
Attn: Stephen Quina, PE  
(804) 441-7440  
squina@vhb.com

#### Environmental Consultant

VHB  
351 McLaws Circle, Suite 3  
Williamsburg, VA 23185  
Attn: Kimberly Blossom  
(757) 279-2828  
kblossom@vhb.com

#### Electrical Engineer

Antares Group Inc.  
57 South Main Street, Suite 506  
Harrisonburg, VA 22801  
Attn: Kevin Comer  
(540) 227-8866  
kcomer@antaresgroupinc.com



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



**PROJECT NOTES:**

- THE APPLICANT REQUESTS THE GRANTING OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR THE INSTALLATION OF A SMALL SOLAR ENERGY SYSTEM ON THE SUBJECT PROPERTY PER ARTICLE V.I.D OF THE AUGUSTA COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS IDENTIFIED AS THE FOLLOWING TAX MAP NUMBERS PER THE AUGUSTA COUNTY ASSESSOR: 067-78J AND 067-78L. THESE TWO (2) PARCELS TOTAL 81.13 ACRES PER THE COUNTY TAX RECORDS.
- THE APPLICANT IS ELM SPRING VAB, LLC, 100 SUMMIT LAKE DRIVE, VALHALLA, NY 10595.
- THE DEPICTED SUBJECT PROPERTY BOUNDARY AND EASEMENT INFORMATION IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY VHB AND COURT RECORDS. ADDITIONAL ADJOINER LINES AND EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AUGUSTA COUNTY GIS DATA.
- TOPOGRAPHY, EXISTING BUILDINGS AND DRIVEWAYS ARE DERIVED FROM A PHOTOGRAMMETRIC SURVEY PREPARED BY NVS DATED JULY 20, 2022 AND MINIMAL ON-THE-GROUND SURVEY PERFORMED BY VHB DURING JULY 2022. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- WETLANDS INFORMATION OBTAINED FROM A WATERS OF THE U.S. DELINEATION PREPARED BY VHB AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE.
- PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 51015C0529D, WITH AN EFFECTIVE DATE OF 9/28/2007, THERE ARE NO SPECIAL FLOOD HAZARD AREAS. THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT THIS APPLICATION CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED ON THIS SITE IN FEBRUARY 2021 BY MERIDIAN ENVIRONMENTAL COMPANY. THE ASSESSMENT DID NOT INDICATE THE PRESENCE OF ANY POTENTIAL OR RECOGNIZED ENVIRONMENTAL CONDITION AND RECOMMENDED NO FURTHER EVALUATION WAS WARRANTED.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
- THE SOLAR PANEL LAYOUT PROVIDED ON THIS SPECIAL USE PERMIT PLAN IS APPROXIMATE AND THE FINAL LOCATION OF THE PROPOSED SOLAR PANELS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.
- PROJECT SIGNAGE SHALL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY SIGN REGULATIONS. REQUIRED WARNING SIGNAGE SHALL BE PROVIDED AS REQUIRED BY THE ZONING ORDINANCE.
- NOISE LEVELS FROM THE SOLAR ENERGY FACILITY WILL COMPLY WITH ALL APPLICABLE AUGUSTA COUNTY NOISE REGULATIONS.
- EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

**PROJECT NARRATIVE**

ELM SPRING VAB, LLC (APPLICANT) PROPOSES TO CONSTRUCT AND OPERATE THE ELM SPRING II SOLAR FACILITY (PROJECT) AT 2129 JEFFERSON HIGHWAY, FISHERSVILLE, VIRGINIA 22939. THE PROJECT IS A SMALL SOLAR ENERGY FACILITY WITH SINGLE-AXIS TRACKING, GROUND-MOUNTED PHOTOVOLTAICS (PV), AND AN ELECTRIC POWER GENERATING CAPACITY OF APPROXIMATELY 3.0 MEGAWATTS (MW) OF ALTERNATING CURRENT (AC) WITHIN A FENCE SECURED AREA OF APPROXIMATELY 23 ACRES. THE FENCED DEVELOPMENT AREA IS LOCATED WITHIN PARCEL TAX MAPS NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, ZONED GENERAL AGRICULTURE (GA) AND ARE PRIVATELY OWNED BY ELM SPRING, LLC. THE LOCATION AND ORIENTATION OF THE SOLAR ARRAY WITHIN THE PROPERTY WAS DESIGNED SO TO MINIMIZE VISIBILITY FROM NEARBY RESIDENTS, THE PUBLIC ROADWAY, MINIMIZE EXCAVATION AND GRADING ASSOCIATED WITH PROJECT CONSTRUCTION, AND MAXIMIZE EXPOSURE TO SOLAR RADIATION THROUGHOUT THE YEAR. THE FACILITY SETBACKS FROM THE NEIGHBORING PARCELS EXCEED COUNTY REQUIREMENTS.

**PURPOSE AND NEED**

THE PURPOSE OF THE PROPOSED PROJECT IS TO GENERATE LOCAL, CLEAN, AND RENEWABLE SOLAR POWER, WITH THE ELECTRICITY GENERATION TO BE PURCHASED BY DOMINION ENERGY UNDER THE VIRGINIA SHARED SOLAR PROGRAM. PROJECT SITE CONSTRUCTION IS ANTICIPATED TO BEGIN IN 2024. LOCAL SOLAR PROJECTS ARE PART OF THE ENERGY MIX, REDUCING THE DEPENDENCE ON ANY SINGLE SOURCE OF ELECTRICITY GENERATION. PROJECTS LIKE THESE ARE BEING PROPOSED IN RESPONSE TO THE VIRGINIA CLEAN ECONOMY ACT OF 2020 (VCEA).

DURING ITS 2020 SESSION, THE VIRGINIA GENERAL ASSEMBLY ENACTED CHAPTERS 1238 (HB 1634) AND 1264 (SB 629) OF THE 2020 VIRGINIA ACTS OF ASSEMBLY. THESE ACTS OF ASSEMBLY ADDED A NEW SECTION TO THE VIRGINIA CODE NUMBERED 56-594.3, THE SECTION ESTABLISHED THE SHARED SOLAR PROGRAM, WHICH PROVIDES CUSTOMERS OF DOMINION ENERGY VIRGINIA THE OPPORTUNITY TO PARTICIPATE IN SHARED SOLAR PROJECTS. UNDER THE PROGRAM, RETAIL CUSTOMERS MAY SUBSCRIBE IN A SHARED SOLAR FACILITY OWNED BY A SUBSCRIBER ORGANIZATION (SO). THE CODE DEFINES SHARED SOLAR FACILITY AS A FACILITY THAT, AMONG OTHER THINGS, GENERATES ELECTRICITY BY MEANS OF A SOLAR PHOTOVOLTAIC DEVICE WITH A NAMEPLATE CAPACITY THAT DOES NOT EXCEED 5,000 KILOWATTS OF ALTERNATING CURRENT, AND LOCATED IN DOMINION ENERGY'S SERVICE TERRITORY IN VIRGINIA. CUSTOMERS THAT SUBSCRIBE WILL RECEIVE A BILL CREDIT FOR THE PROPORTIONAL OUTPUT OF THE SHARED SOLAR FACILITY ATTRIBUTABLE TO THAT SUBSCRIBER. THE LAW REQUIRES THAT AT LEAST 30% OF THE PROGRAM BE COMPRISED OF LOW-INCOME SUBSCRIBERS. RWE CLEAN ENERGY HAS COMMITTED TO PROVIDE 100% OF THE SUBSCRIPTIONS IN ITS VIRGINIA SHARED SOLAR PROGRAM PROJECTS TO LOW-INCOME SUBSCRIBERS. THE SUBSCRIBERS WILL RECEIVE A DIRECT DISCOUNT ON THEIR DOMINION ELECTRICITY BILL THAT TYPICALLY AMOUNTS TO ABOUT 10% SAVINGS. THERE IS NO COST FOR SUBSCRIBERS TO SUBSCRIBE, AND THEY CAN CANCEL AT ANY TIME. SUBSCRIBERS CAN BE RENTERS, APARTMENT DWELLERS - ANYONE WITH A DOMINION ELECTRIC BILL. RWE CLEAN ENERGY WILL OFFER THESE SUBSCRIPTIONS EXCLUSIVELY TO LOW-INCOME CUSTOMERS IN AUGUSTA COUNTY FOR A PERIOD OF 6 MONTHS. IF AFTER 6-MONTHS UNSUBSCRIBED CAPACITY REMAINS, THE SUBSCRIPTIONS WILL BE OPENED TO LOW-INCOME FOLKS BEYOND THE COUNTY. THE SUBSCRIPTIONS FROM THIS ONE PROJECT ARE PROJECTED TO PROVIDE TOTAL SAVINGS TO THE LOW-INCOME SUBSCRIBERS OF APPROXIMATELY \$76,000 PER YEAR, WITH TOTAL SAVINGS OVER THE 25-YEAR LIFE OF THE PROGRAM OF MORE THAN \$1.9M.

THESE LOCAL POWER GENERATION PROJECTS ALSO BENEFIT THEIR HOST COMMUNITIES BY IMPROVING THE RESILIENCY OF THE LOCAL ELECTRIC GRID, SUPPLYING POWER LOCALLY AND OFFSETTING POWER SUPPLIES THAT WOULD OTHERWISE BE REQUIRED FROM DISTANT POWER PLANTS. BASED ON ITS COMMITMENT TO PROVIDING RENEWABLE ENERGY, THE APPLICANT PROPOSES TO DEVELOP THE SITE DESCRIBED BELOW TO MAXIMIZE ITS SOLAR ENERGY POTENTIAL WITHIN THE PROJECT'S SECURED FENCED AREA. TO BEST DETERMINE OPTIMAL LOCATION WITHIN THE SITE, THE FOLLOWING FACTORS HAVE BEEN ANALYZED:

- SIGNIFICANT SOLAR RADIATION (INSOLATION)
- SITE ACCESSIBILITY FOR SERVICE AND CONSTRUCTION VEHICLES
- AVOIDANCE OF ENVIRONMENTALLY SENSITIVE AREAS
- LIMITED TREE AND VEGETATIVE CLEARING
- LIMITED VISIBILITY FROM OFFSITE LOCATIONS
- REQUIRED SETBACKS FROM ADJACENT PROPERTIES AND PUBLIC ROADS

**SITE SETTING**

THE PROPOSED PROJECT SITE IS LOCATED AT 2129 JEFFERSON HIGHWAY IN FISHERSVILLE, VIRGINIA. THE FENCED PORTION OF THE PROJECT AREA IS APPROXIMATELY 23 ACRES IN SIZE AND WILL BE INSTALLED WITHIN PARCEL TAX MAP NO. 67-78J AND 67-78L WITH A PROPOSED GRAVEL ACCESS ROAD THAT RUNS THROUGH ADJACENT PARCEL TAX MAP NO. 67-78 FOR CONNECTION TO JEFFERSON HIGHWAY (SR 250) VIA A VDOT LOW-VOLUME COMMERCIAL ENTRANCE. THE TWO PROJECT PARCELS (PROPERTY) TOTAL APPROXIMATELY 81.13 ACRES, INCLUDING ADDITIONAL ADJACENT PARCELS. ELM SPRING LLC OWNS APPROXIMATELY 323 ACRES AT THIS LOCATION. THE MAJORITY OF THE ELM SPRING LLC PROPERTY AND THE PROPOSED PROJECT SITE EXIST AS PASTURE AND HAVE BEEN HISTORICALLY USED FOR GRAZING CATTLE.

THE PROPOSED 23-ACRE FENCED PROJECT SITE IS BORDERED AS FOLLOWS:

- BORDERED TO THE NORTH BY JEFFERSON HIGHWAY (U.S. 250), AND TWO G8 ZONED PARCELS - AUGUSTA COUNTY FIRE RESCUE (TAX MAP NO. 067-78F) AND METAL & WOOD TECHNOLOGIES INC. (TAX MAP NO. 067-78E).
- BORDERED TO THE EAST BY ANOTHER GA ZONED ELM SPRING LLC PARCEL (TAX MAP NO. 067-78) AND A GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE OWNED BY MICHAEL CLATTERBADUGH (TAX MAP NO. 067-77).
- BORDERED TO THE SOUTH BY A CURRENTLY UNDEVELOPED PARCEL WITH GI AND RR ZONING, OWNED BY WILSON INVESTMENT LLC (TAX MAP NO. 067-83).
- BORDERED TO THE WEST BY G8 ZONED TAX MAP NO. 067B-3-52, GA ZONED TAX MAP NO. 067B-3-52A, FOUR (4) SF10 ZONED JEFFERSON COURT RESIDENTIAL PARCELS (TAX MAPS NO. 067B-5-1, 067B-5-2, 067B-5-3A & 067B-5-5) AND GA ZONED PARCEL WITH SINGLE-FAMILY RESIDENCE (TAX MAP NO. 067B-3-17B).

THE SPECIFIC LOCATION OF THE PROPOSED SOLAR ARRAY WITHIN THIS PROPERTY WAS CAREFULLY DESIGNED SO TO MINIMIZE VISIBILITY AND MAXIMIZE SETBACKS FROM NEIGHBORING PARCELS NOT OWNED BY ELM SPRING LLC. THE SELECTED LOCATION MAKES USE OF THE EXISTING TOPOGRAPHY TO MINIMIZE VISIBILITY FROM JEFFERSON HIGHWAY AND PREVENT VISIBILITY FROM OLD GOOSE CREEK ROAD AND RESIDENTIAL DEVELOPMENT TO THE SOUTHEAST. VIEWSHED BUFFERING/SCREENING IS TO BE ACCOMPLISHED THROUGH A COMBINATION OF PRESERVING EXISTING FORESTED AREAS ALONG NORTH AND WEST BOUNDARIES AND PLANTED BUFFERING ALONG THE EAST BOUNDARY OR AS NECESSARY TO SUPPLEMENT EXISTING VEGETATION. WHERE EXISTING VEGETATION IS DEEMED INSUFFICIENT OR THE BOUNDARY IS OTHERWISE VOID OF SCREENING VEGETATION, THEN PLANTINGS WILL BE INSTALLED FOR ADHERENCE TO THE ALTERNATIVE 2 BUFFERING COMPLIANCE IN ZONING ORDINANCE ARTICLE V.I.D SECTION 25-70.4.C.9.

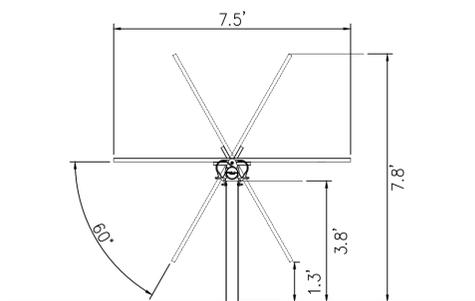
A WETLAND DELINEATION WAS COMPLETED BY VHB IN FEBRUARY 2021 AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS VIA APPROVED JURISDICTIONAL DETERMINATION DATED AUGUST 25, 2021. NO WATERS REGULATED UNDER SECTION 404 OF THE CLEAN WATERS ACT WERE FOUND ON THIS SITE, AND THEREFORE NO WETLAND/WATERS IMPACTS ARE PROPOSED WITH THIS PROJECT.

**KEY COMPONENTS**

THE PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING KEY COMPONENTS:

- SOLAR MODULES AND RACKING
- UNDERGROUND ELECTRICAL CONDUCTORS
- BALANCE OF SYSTEM EQUIPMENT
- GRAVEL ACCESS ROADS
- SECURITY FENCING

FOR ADDITIONAL INFORMATION, PLEASE REFERENCE THE COMPLETE PROJECT NARRATIVE AND OTHER SUPPORTING DOCUMENTS THAT ACCOMPANY THIS PRELIMINARY SITE PLAN AND SUP APPLICATION.

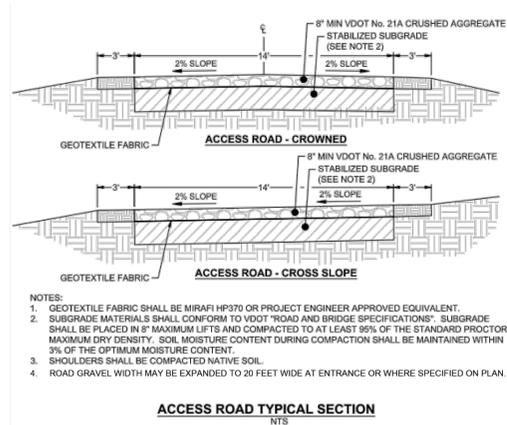


**SINGLE-AXIS TRACKER WITH PV MODULE - TYPICAL SECTION**

NOTE: TYPICAL SECTION DETAIL REPRESENTATIVE OF A SINGLE-AXIS TRACKING SYSTEM FOR GROUND MOUNTED PV. THE SELECTED TRACKER SYSTEM WILL BE SPECIFIED WITH THE FINAL SITE PLAN SUBMITTAL TO THE COUNTY.

**ZONING TABULATIONS**

	REQUIREMENT / EXISTING	PROPOSED / PROVIDED
ZONING DISTRICT	GENERAL AGRICULTURE (GA)(SEE NOTE #1)	NO CHANGE
LAND USE	AGRICULTURE	SMALL SOLAR ENERGY SYSTEM
MINIMUM LOT AREA (CONVENTIONAL)	ONE (1) ACRE	81.13 ACRES
MINIMUM LOT WIDTH (CONVENTIONAL)	150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	50 FEET	NO CHANGE
MINIMUM SETBACKS (SEE NOTE #2)		
RIGHT-OF-WAY	50 FEET	737 FEET
SIDE / REAR	25 FEET	53 FEET
MAXIMUM HEIGHT	75 FEET	10 FEET
MINIMUM BUFFER	ALTERNATIVE 2-20 FOOT WIDE STRIP TO INCLUDE 2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 50 LINEAR FEET	BUFFER ALTERNATIVE 2 PROVIDED AS REQUIRED - SEE SHEET C300 AND C301
NOTES:	1. SETBACKS MAY VARY WITH FINAL PLAN BUT ARE SUBJECT TO THE MINIMUM DISTANCES AS REQUIRED BY ARTICLE V.I.D OF THE ZONING ORDINANCE. 2. NO BUFFERING IS PROPOSED ALONG THE SOUTHEAST PROJECT BOUNDARY PER THE ALTERNATIVE COMPLIANCE SPECIFIED IN ZONING ORDINANCE ARTICLE V.I.D SECTION 25-70.4.F. THE ADJACENT PARCEL TO THE SOUTHEAST IS OWNED BY THE PROJECT LAND OWNER AND EXISTING TOPOGRAPHY WILL BE SUFFICIENT FOR BUFFERING.	



**Elm Spring II Solar**

2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.

Designed by	JRN	Checked by	SCQ
Issued for		Date	

**Special Use Permit** 12/12/2023

Not Approved for Construction

Drawing Title

**NOTES AND DETAILS**

Drawing Number

**C100**

Sheet 2 of 5

Project Number  
34124.25



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

**RWE**  
**ANTARES**  
GROUP INC.

**LEGEND**

	EXISTING TREELINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING ADJOINING PARCELS
	EXISTING INTERNAL PROPERTY LINE
	EXISTING ZONING DIVIDE
	EXISTING FENCE
	PROJECT PARCEL BOUNDARY
	EXISTING POND



**Elm Spring II Solar**  
2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Apprd.

Designed by	JRN	Checked by	SCQ
Issued for	Special Use Permit	Date	12/12/2023

Not Approved for Construction  
Drawing Title  
**EXISTING CONDITIONS**

Drawing Number

**C200**

Sheet 3 of 5

Project Number  
34124.25





115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

# RWE

## ANTARES

GROUP INC.

### LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS
- EXISTING FENCE
- PROJECT PARCEL BOUNDARY
- PROJECT BOUNDARY SETBACK
- EXISTING POND
- PR. SECURITY FENCE
- PR. STORMWATER DITCH
- PR. SOLAR PANEL
- PR. GRAVEL ACCESS ROAD
- EXISTING VEGETATIVE BUFFER
- PR. LANDSCAPE BUFFER TO SUPPLEMENT EX. VEGETATION
- TEMPORARY CONSTRUCTION STAGING/LAYDOWN AREA



## Elm Spring II Solar

2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No.	Revision	Date	Appr.

Designed by JRN Checked by SCQ

Issued for Special Use Permit Date 12/12/2023

Not Approved for Construction

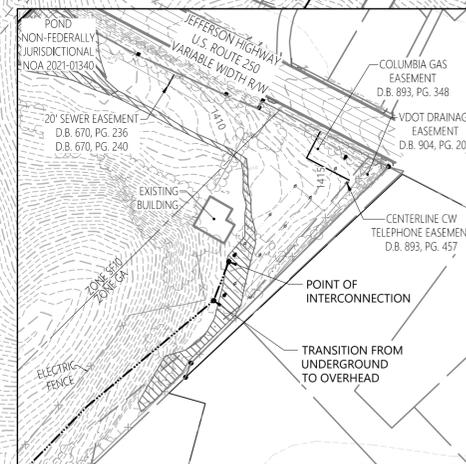
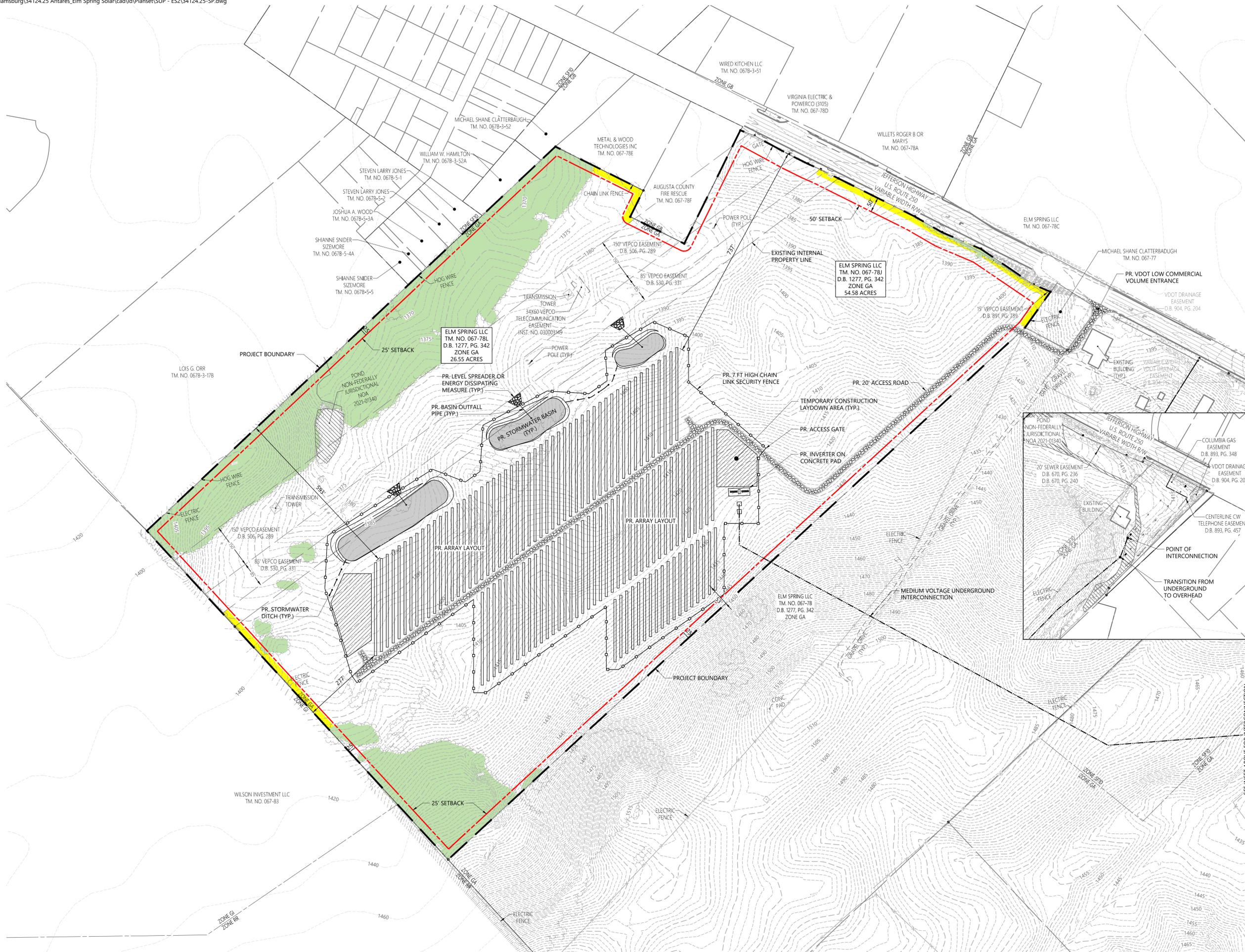
## SITE PLAN

Drawing Number

# C300

Sheet 4 of 5

Project Number  
34124.25



SEE INSET ABOVE FOR INTERCONNECTION



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

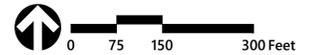
# RWE

## ANTARES

GROUP INC.

### LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ADJOINING PARCELS
- EXISTING FENCE
- PROJECT PARCEL BOUNDARY
- PROJECT BOUNDARY SETBACK
- EXISTING POND
- PR. SECURITY FENCE
- PR. STORMWATER DITCH
- PR. SOLAR PANEL
- PR. GRAVEL ACCESS ROAD
- EXISTING VEGETATIVE BUFFER
- PR. LANDSCAPE BUFFER TO SUPPLEMENT EX. VEGETATION
- TEMPORARY CONSTRUCTION STAGING/LAYDOWN AREA



## Elm Spring II Solar

2129 Jefferson Highway (Rt. 250)  
Fishersville, Virginia 22939

No. Revision Date Appr.

No.	Revision	Date	Appr.

Designed by JRN Checked by SCQ

Issued for Special Use Permit Date 12/12/2023

Not Approved for Construction

## SITE PLAN W/ AERIAL

Drawing Number

# C301

Sheet 5 of 5

Project Number 34124.25

## Appendix B – Wildlife Impacts Report

# B

## Appendix B

Wildlife Impacts Report

## Wildlife Impacts Narrative

The desktop review of the Elm Spring II solar project, an electric power generation facility, was conducted to report the potential impacts on wildlife and wildlife habitats at the site and within a 3-mile radius of the proposed facility. The 81-acre property is in Augusta County, Virginia and situated between route 640 and route 250. The publicly available data from the Virginia Department of Wildlife Resources was used to identify any constraints that would limit the development of the solar facility in compliance with the comprehensive plan.

### I. Threatened and Endangered Species Database Search

This endangered species report was conducted to gain information regarding the proximity of any Endangered Species Act listed species as well as state species within the project limits. The following agencies and associated databases were reviewed for threatened and endangered species:

- U.S. Fish and Wildlife Services (USFWS) – Information, Planning and Consultations system (IPaC)
- Virginia Department of Wildlife Resources (VDWR) – Virginia Fish and Wildlife Information Service (VaFWIS)
- Virginia Department of Wildlife Resources (VDWR) – Northern Long Eared Bat (NLEB) Winter Habitat & Roosts Locator
- Virginia Department of Wildlife Resources (VDWR) – Little Brown Bat and Tri-colored Bat Winter Habitat & Roosts Locator
- Virginia Department of Conservation and Recreation (VDCR) – Natural Heritage Data Explorer (NHDE)
- Virginia Department of Environmental Quality (VDEQ) – Coastal Geospatial and Education Mapping System (GEMS)
- Center for Conservation Biology (CCB) – VA Eagles Nest Locator

The complete database search found that there are 2 species that classified as Endangered and 1 as threatened. A summary of the endangered species that could be found within the project area can be found in the following table.

Common Name	Scientific Name	Status	Agency Source
Northern Long-eared bat	<i>Myotis septentrionalis</i>	Endangered	US Fish and Wildlife
Tricolored Bat	<i>Perimyotis subflavus</i>	Proposed Endangered	US Fish and Wildlife
Indiana Bat	<i>Myotis sodalis</i>	Endangered	US Fish and Wildlife
Monarch Butterfly	<i>Danaus plexippus</i>	Candidate	US Fish and Wildlife
Madison Cave Isopod	<i>Antrola lira</i>	Threatened	US Fish and Wildlife

According to the results from the USFWS IPaC, there is potential for these five species to be impacted by this project. Utilizing the publicly available data from the VDWR NLEB Winter Habitat & Roost Locator there were no known maternity roosts or hibernaculum located within or near the Project Site. The NLEB

is being re-classified (effective 12/30/22) and could result in impacts to project schedule as well as require both habitat and species surveys if any tree clearing is required.

According to the results from the IPaC, the location of this project does not overlap the current critical habitat of the Indiana Bat.

According to the US Fish and Wildlife's Environmental Conservation Online System, the Madison Cave Isopod has a habitat range that is within the area of the project. However, this project is taking precautions not to impact any freshwater rivers or streams and is planned to be setback from any wetlands on the property.

According to the results from USFWS IPaC the monarch butterfly has the potential to occur on the site. The monarch butterfly is a candidate species but not currently listed as federally or state threatened or endangered. A candidate species is a species that is under consideration for official listing but does not have sufficient information, therefore there is no further consultation with USFWS required. It is recommended that agencies take advantage of any opportunity there is to conserve the species.

According to the VDWR the Little Brown Bat and Tri-colored Bat Winter Habitat & Roosts Locator, both species do not have hibernacula within range of the Site. The locator shows that that these species are typically known to populate western Virginia and there will be no potential impacts that would have ramifications for this development.

The Center for Conservation Biology's Eagle Nest Locator found no nests in the vicinity of the project.

The GEMS report provides a gateway to Virginia's coastal resource values as well as a growing inventory of water and land based natural resources to serve as a planning tool to protect Virginia's coastal ecosystems. Since this project is in Augusta County, it does not fall within a Coastal Area Protection Zone (CAPZ) and no further consideration is needed.

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Augusta County, Virginia



## Local office

Virginia Ecological Services Field Office

☎ (804) 693-6694

📠 (804) 693-9032

6669 Short Lane

0000 BIRCH LAKE  
Gloucester, VA 23061-4410

NOT FOR CONSULTATION

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
<p><b>Indiana Bat</b> <i>Myotis sodalis</i></p> <p>Wherever found</p> <p>There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat.</p> <p><a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a></p>	Endangered
<p><b>Northern Long-eared Bat</b> <i>Myotis septentrionalis</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species.</p> <p><a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a></p>	Endangered
<p><b>Tricolored Bat</b> <i>Perimyotis subflavus</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species.</p> <p><a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a></p>	Proposed Endangered

## Insects

NAME	STATUS
<p><b>Monarch Butterfly</b> <i>Danaus plexippus</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species.</p> <p><a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a></p>	Candidate

## Crustaceans

NAME	STATUS
<p><b>Madison Cave Isopod</b> <i>Antrolana lira</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species.</p> <p><a href="https://ecos.fws.gov/ecp/species/4162">https://ecos.fws.gov/ecp/species/4162</a></p>	Threatened

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your

list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p>	Breeds Sep 1 to Aug 31
<p><b>Bicknell's Thrush</b> <i>Catharus bicknelli</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/606">https://ecos.fws.gov/ecp/species/606</a></p>	Breeds Jun 10 to Aug 20
<p><b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a></p>	Breeds May 15 to Oct 10
<p><b>Black-capped Chickadee</b> <i>Poecile atricapillus praticus</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 10 to Jul 31
<p><b>Bobolink</b> <i>Dolichonyx oryzivorus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Jul 31
<p><b>Cerulean Warbler</b> <i>Dendroica cerulea</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/2974">https://ecos.fws.gov/ecp/species/2974</a></p>	Breeds Apr 27 to Jul 20
<p><b>Chimney Swift</b> <i>Chaetura pelagica</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Mar 15 to Aug 25

**Golden Eagle** *Aquila chrysaetos*

Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

**Prairie Warbler** *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Red-headed Woodpecker** *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Rusty Blackbird** *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

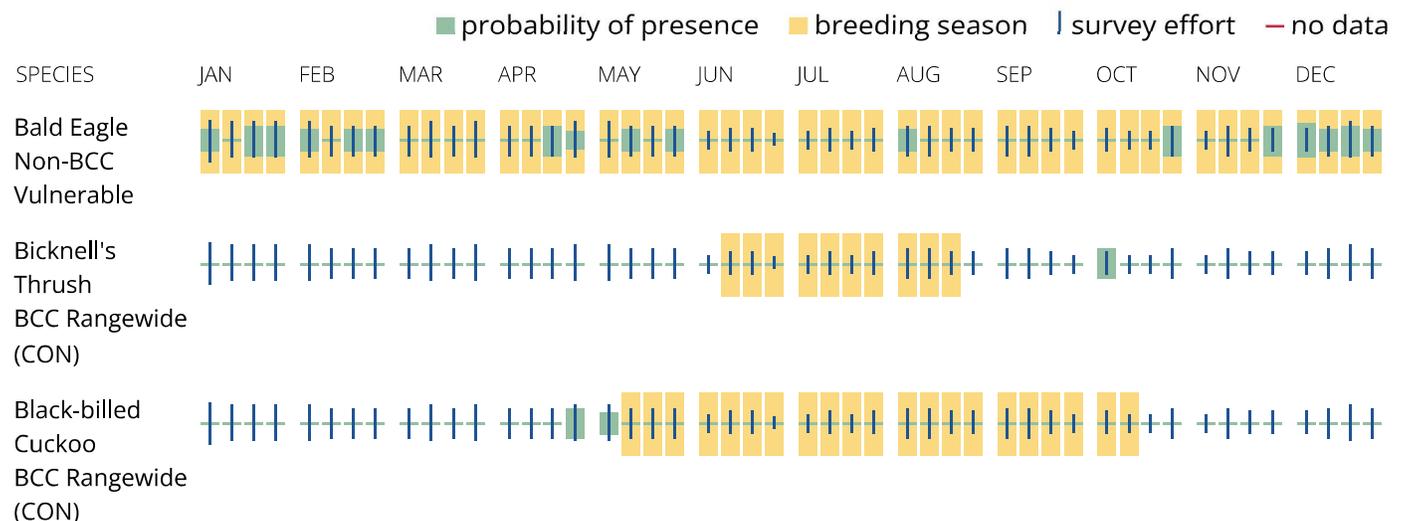
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

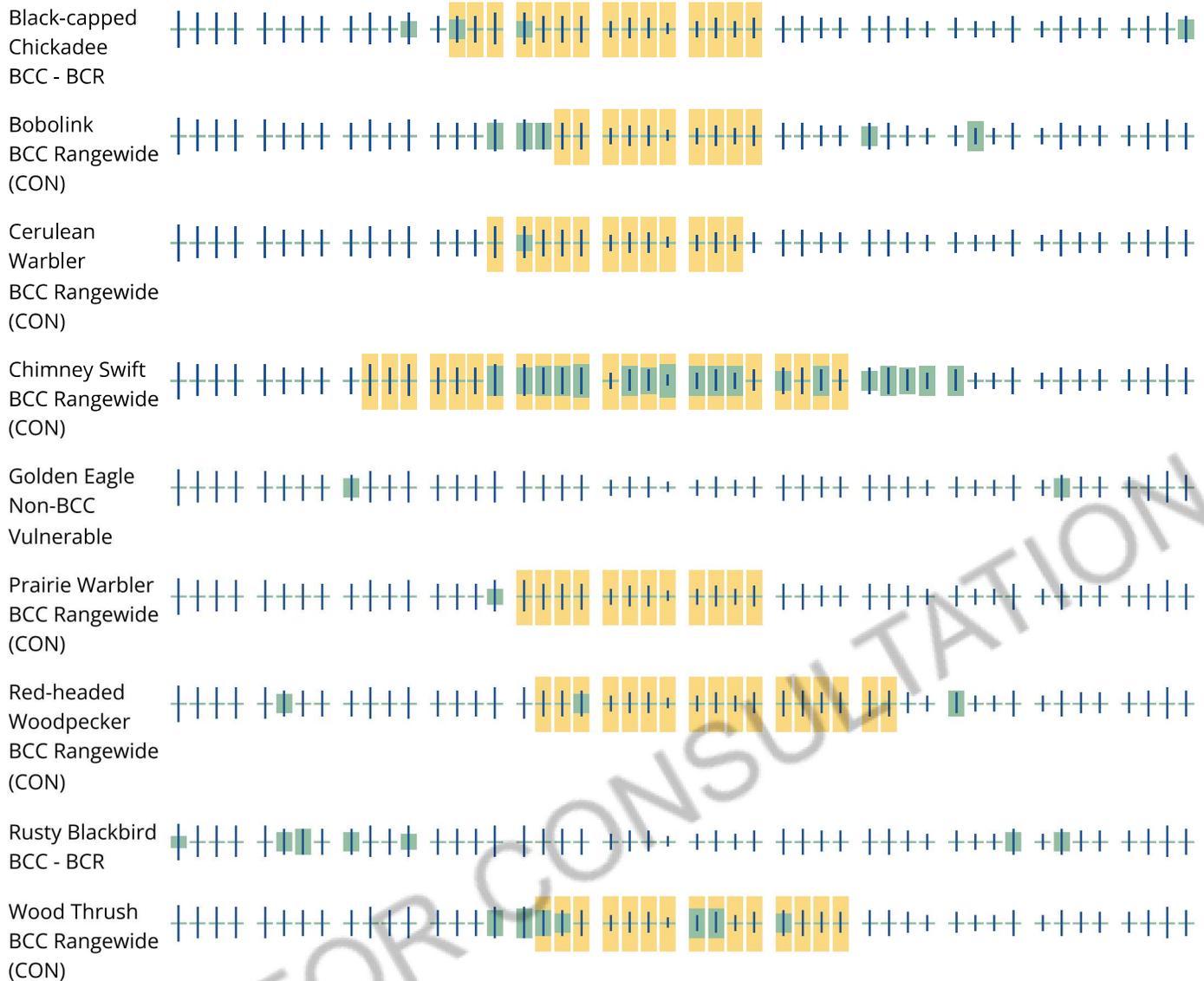
### No Data (-)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### **How do I know if a bird is breeding, wintering or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

## Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

### FRESHWATER POND

[PUBHh](#)

[PABFh](#)

### RIVERINE

[R4SBC](#)

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A

margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### **Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### **Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

**Site Location**

38,05,32.6 -78,57,41.9  
is the Search Point

**Show Position Rings**

Yes  No

1 mile and 1/4 mile at the Search Point

**Show Search Area**

Yes  No

3 Search distance miles radius

Search Point is at map center

**Base Map Choices**

Color Aerial Photography ▾

**Map Overlay Choices**

Current List: Position, Search, BECAR, BAEANests, TEWaters, TierII, Habitat, Trout, Anadromous



[back](#)

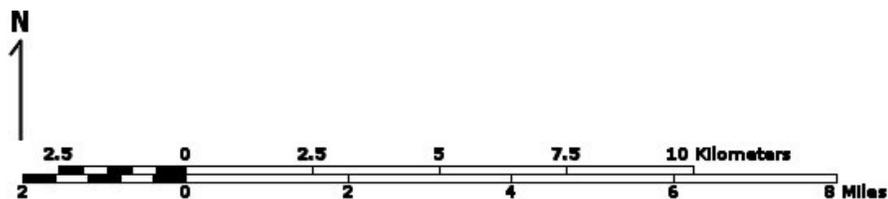
Map Click **Pan** **Id** **M**

[Refresh Browser Page](#)

Map Scale **In** **Zoom** **Out**

Screen Size **Small** **Size** **Big**

[Help](#)



Point of Search 38,05,32.6 -78,57,41.9  
Map Location 38,05,32.6 -78,57,41.9

- Select **Coordinate System**:  Degrees,Minutes,Seconds Latitude - Longitude  
 Decimal Degrees Latitude - Longitude  
 Meters UTM NAD83 East North Zone  
 Meters UTM NAD27 East North Zone

Base Map source: Color Aerial Photography 2002 - Virginia Base Mapping Program, Virginia Geographic Information Network

Map projection is UTM Zone 17 NAD 1983 with left 669147 and top 4227628. Pixel size is 32 meters . Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixels. The map display represents 19200 meters east to west by 19200 meters north to south for a total of 368.6 square kilometers.

**Map Overlay Legend**

**T & E Waters**

-  **Federal**
-  **State**

**Predicted Habitat  
WAP Tier I & II**

-  **Aquatic**
-  **Terrestrial**

**Trout Waters**

-  **Class I - IV**
-  **Class V - VI**

**Anadromous Fish Reach**

-  **Confirmed**
-  **Potential**

 **Impediment**



**Position Rings  
1 mile and 1/4  
mile at the  
Search Point**



**3 mile radius  
Search Area**

**Bald Eagle  
Concentration Areas  
and Roosts**



The map display represents 63002 feet east to west by 63002 feet north to south for a total of 142.3 square miles.

Topographic maps and Black and white aerial photography for year 1990+ are from the United States Department of the Interior, United States Geological Survey. Color aerial photography aquired 2002 is from Virginia Base Mapping Program, Virginia Geographic Information Network.

Shaded topographic maps are from TOPO! ©2006 National Geographic  
<http://www.national.geographic.com/topo>

All other map products are from the Commonwealth of Virginia Department of Game and Inland Fisheries.

map assembled 2023-05-30 14:38:52 (qa/qc March 21, 2016 12:20 - tn=1496715.0  
dist=4828.032 Visitor )  
\$poi=38.0923889 -78.9616389



# Virginia Department of Game and Inland Fisheries

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## VaFWIS Search Report Compiled on 5/30/2023, 2:38:50 PM

Observations reported or potential habitat occurs within a **3 mile radius around point 38,05,32.6 -78,57,41.9** in **015 Augusta County, 820 Waynesboro City, VA**

[View Map of Site Location](#)

557 Known or Likely Species ordered by Status Concern for Conservation (displaying first 30) (30 species with Status\* or Tier I\*\* or Tier II\*\*)

<a href="#">BOVA Code</a>	<a href="#">Status*</a>	<a href="#">Tier**</a>	<a href="#">Common Name</a>	<a href="#">Scientific Name</a>
050022	FEST	Ia	<a href="#">Bat, northern long-eared</a>	Myotis septentrionalis
101005	FE	Ia	<a href="#">Bee, rusty patched bumble</a>	Bombus affinis
070001	FTST	IIc	<a href="#">Isopod, Madison Cave</a>	Antrolana lira
050020	SE	Ia	<a href="#">Bat, little brown</a>	Myotis lucifugus
050027	FPSE	Ia	<a href="#">Bat, tri-colored</a>	Perimyotis subflavus
060006	SE	Ib	<a href="#">Floater, brook</a>	Alasmidonta varicosa
020052	SE	IIa	<a href="#">Salamander, eastern tiger</a>	Ambystoma tigrinum
040267	SE		<a href="#">Wren, Bewick's</a>	Thryomanes bewickii
040096	ST	Ia	<a href="#">Falcon, peregrine</a>	Falco peregrinus
040293	ST	Ia	<a href="#">Shrike, loggerhead</a>	Lanius ludovicianus
100155	ST	Ia	<a href="#">Skipper, Appalachian grizzled</a>	Pyrgus wyandot
070012	ST	Ib	<a href="#">Amphipod, Madison Cave</a>	Stygobromus stegerorum
040292	ST		<a href="#">Shrike, migrant loggerhead</a>	Lanius ludovicianus migrans
100079	FC	IIIa	<a href="#">Butterfly, monarch</a>	Danaus plexippus
030063	CC	IIIa	<a href="#">Turtle, spotted</a>	Clemmys guttata
030012	CC	IVa	<a href="#">Rattlesnake, timber</a>	Crotalus horridus
030040		Ia	<a href="#">Pinesnake, northern</a>	Pituophis melanoleucus melanoleucus
040092		Ia	<a href="#">Eagle, golden</a>	Aquila chrysaetos
040306		Ia	<a href="#">Warbler, golden-winged</a>	Vermivora chrysoptera
050024		Ia	<a href="#">Myotis, eastern small-footed</a>	Myotis leibii
100248		Ia	<a href="#">Fritillary, regal</a>	Speyeria idalia idalia
010346		Ib	<a href="#">Shiner, roughhead</a>	Notropis semperasper
020027		Ic	<a href="#">Salamander, Cow Knob</a>	Plethodon punctatus
040213		Ic	<a href="#">Owl, northern saw-whet</a>	Aegolius acadicus
040052		IIa	<a href="#">Duck, American black</a>	Anas rubripes
040036		IIa	<a href="#">Night-heron, yellow-crowned</a>	Nyctanassa violacea violacea
040320		IIa	<a href="#">Warbler, cerulean</a>	Setophaga cerulea
040140		IIa	<a href="#">Woodcock, American</a>	Scolopax minor
040203		IIb	<a href="#">Cuckoo, black-billed</a>	Coccyzus erythrophthalmus
040304		IIc	<a href="#">Warbler, Swainson's</a>	Limnothlypis swainsonii

To view **All 557 species** [View 557](#)

\*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

\*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier IV - Very Low Conservation Need; V=VA Wildlife Action Plan - Tier V - Low Conservation Need; VI=VA Wildlife Action Plan - Tier VI - Moderate Conservation Need; VII=VA Wildlife Action Plan - Tier VII - High Conservation Opportunity Ranking; VIII=VA Wildlife Action Plan - Tier VIII - Moderate Conservation Opportunity Ranking; IX=VA Wildlife Action Plan - Tier IX - Low Conservation Opportunity Ranking; X=VA Wildlife Action Plan - Tier X - Very Low Conservation Opportunity Ranking;  
 a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.; c - No on the ground management strategies/actions exist and cannot be implemented at this time.

**Anadromous Fish Use Streams**

N/A

**Impediments to Fish Passage** ( 1 records )

[View Map of All Fish Impediments](#)

ID	Name	River	View Map
1080	<a href="#">SMITH DAM</a>	TR-MEADOW RUN	<a href="#">Yes</a>

**Threatened and Endangered Waters**

N/A

**Managed Trout Streams**

N/A

**Bald Eagle Concentration Areas and Roosts**

N/A

**Bald Eagle Nests**

N/A

**Habitat Predicted for Aquatic WAP Tier I & II Species**

N/A

**Habitat Predicted for Terrestrial WAP Tier I & II Species**

N/A

**Virginia Breeding Bird Atlas Blocks** ( 4 records )

[View Map of All Query Results Virginia Breeding Bird Atlas Blocks](#)

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE *	Highest Tier **	
39146	<a href="#">Fort Defiance, SE</a>	72		II	<a href="#">Yes</a>
39134	<a href="#">Waynesboro West, CE</a>	3		II	<a href="#">Yes</a>
39133	<a href="#">Waynesboro West, CW</a>	2		III	<a href="#">Yes</a>
39131	<a href="#">Waynesboro West, NW</a>	6		III	<a href="#">Yes</a>

**Public Holdings:**

N/A

**Summary of BOVA Species Associated with Cities and Counties of the Commonwealth of Virginia:**

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
015	<a href="#">Augusta</a>	487	FESE	I
820	<a href="#">Waynesboro City</a>	439	FESE	I

**USGS 7.5' Quadrangles:**

Stuarts Draft  
 Waynesboro West  
 Fort Defiance

**USGS NRCS Watersheds in Virginia:**

N/A

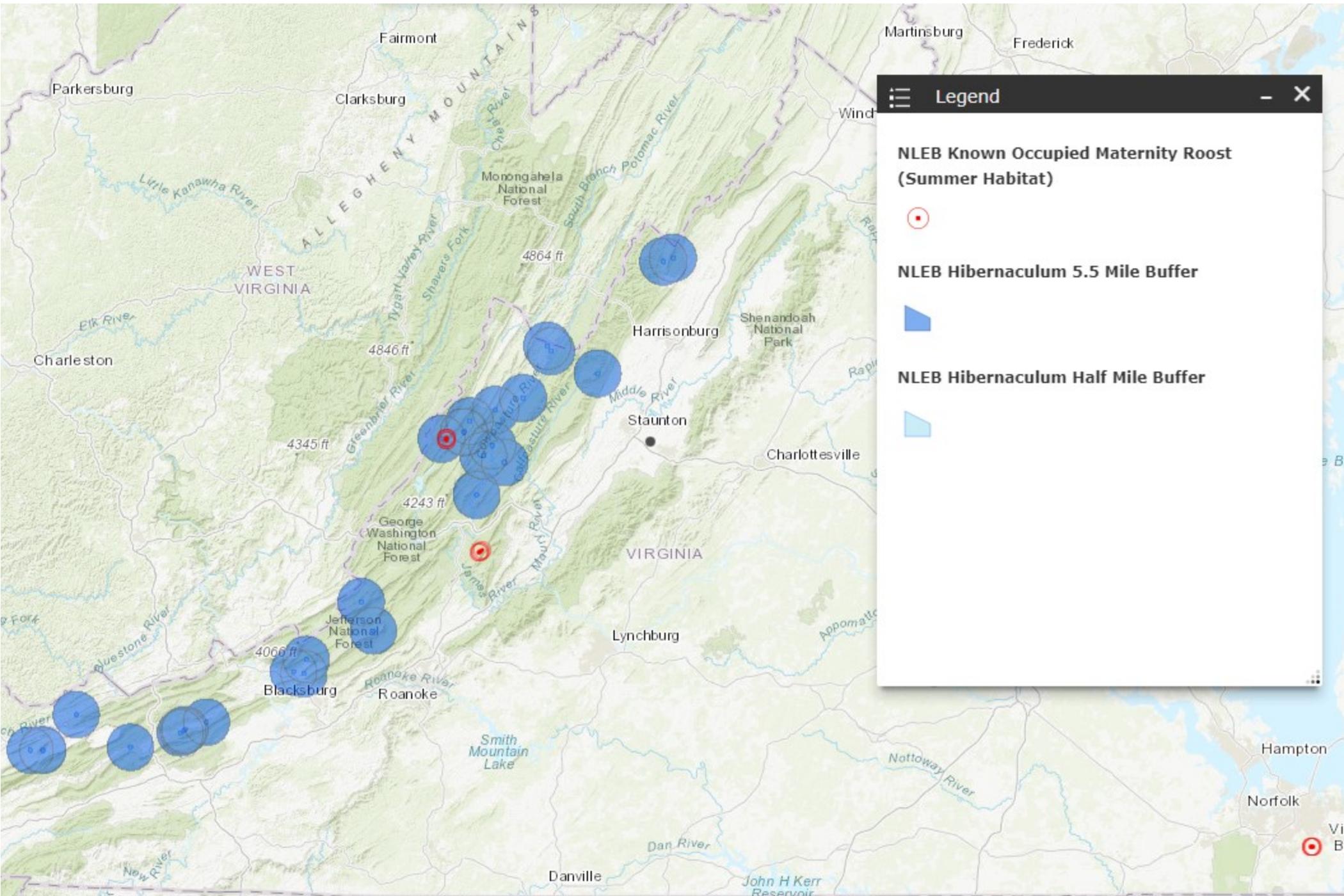
**USGS National 6th Order Watersheds Summary of Wildlife Action Plan Tier I, II, III, and IV Species:**

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
PS09	<a href="#">Christians Creek-Barterbrook Branch</a>	70	FTST	I
PS10	<a href="#">Meadow Run</a>	68	ST	I
PS28	<a href="#">South River-Canada Run</a>	74	FPSE	I
PS30	<a href="#">South River-Porterfield Run</a>	82	FESE	I

Compiled on 5/30/2023, 2:38:50 PM V1496715.0 report=V searchType=R dist= 4828.032 poi= 38.05,32.6-76.57,41.9

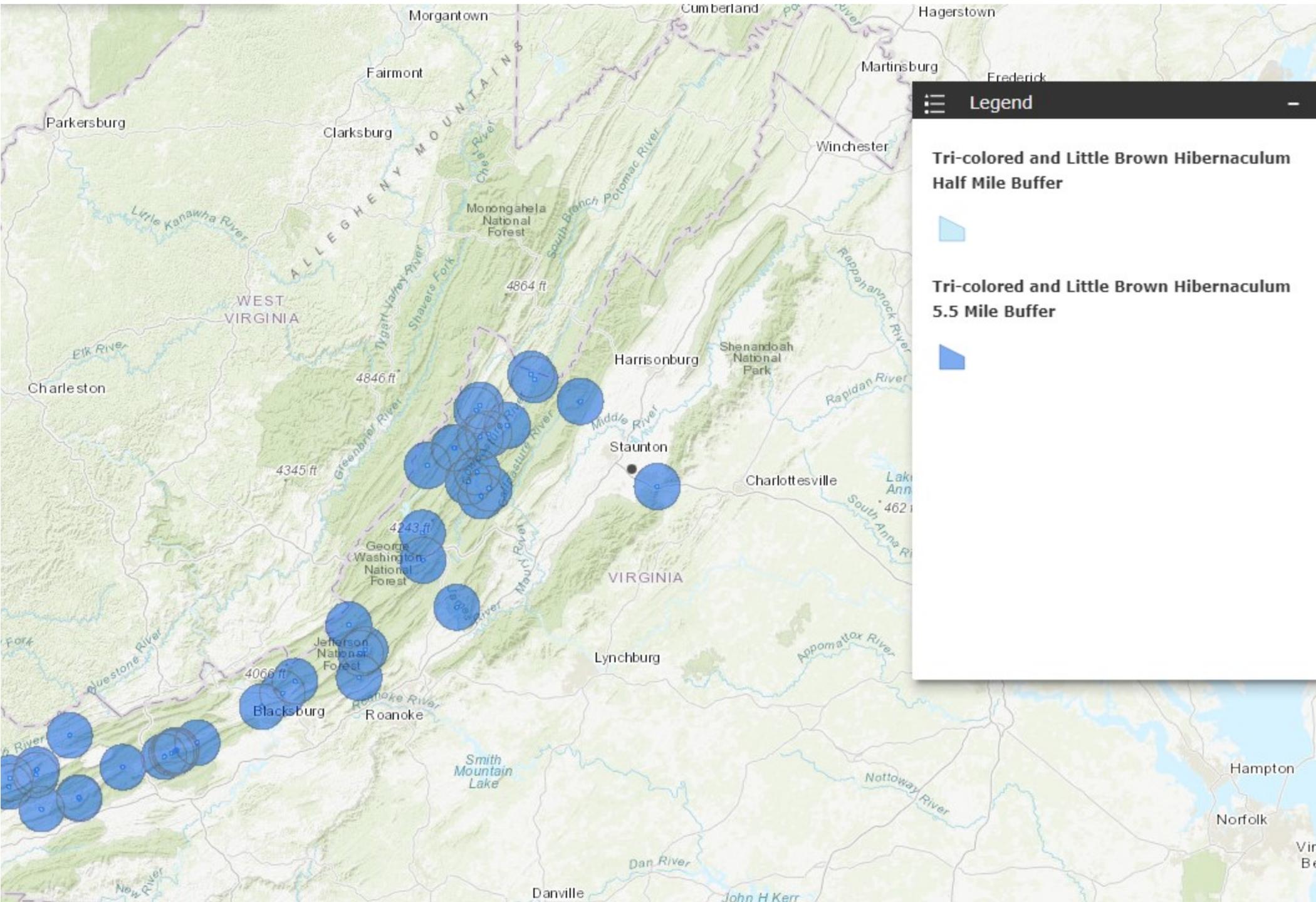
| 5/30/2023, 2:38:49 PM | [DGIE](#) | [Credits](#) | [Disclaimer](#) | Please view our [privacy policy](#) |  
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Visitor 1496715

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**Legend**

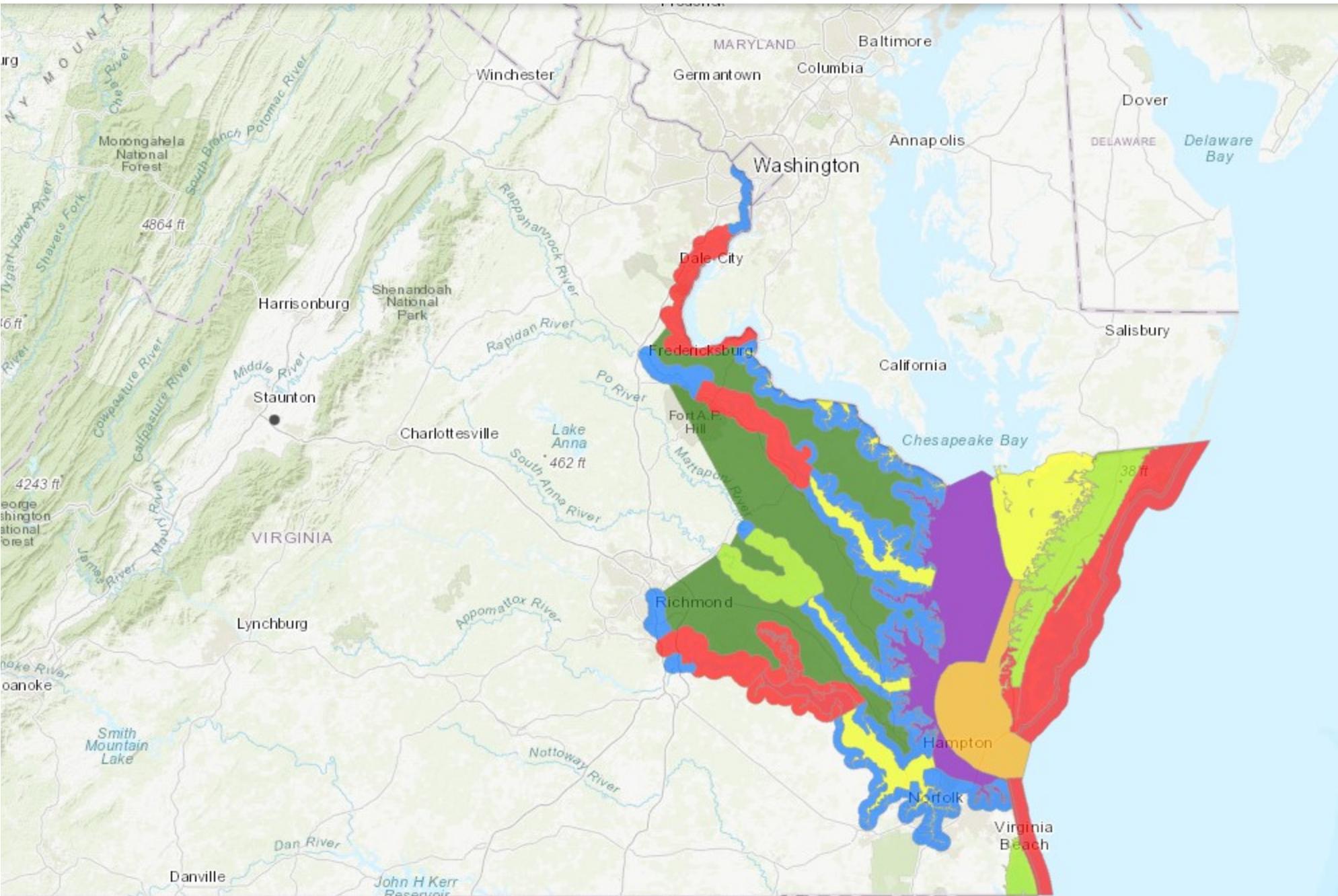
- NLEB Known Occupied Maternity Roost (Summer Habitat)
- NLEB Hibernaculum 5.5 Mile Buffer
- NLEB Hibernaculum Half Mile Buffer



**Legend**

**Tri-colored and Little Brown Hibernaculum  
Half Mile Buffer**

**Tri-colored and Little Brown Hibernaculum  
5.5 Mile Buffer**



**Legend**

**Coastal Wildlife**

Birds

Coastal Avian Protection Zones

- International Importance, No Survey
- International Importance, Survey Needed
- Regional Importance, Survey Needed
- Regional Importance, No Survey
- Local Importance, No Survey
- Unknown Importance, Survey Needed
- Unknown Importance, Survey Needed (Breeding Eagles)



**Layers:** VA Eagle Nest Locator

**Map Center [longitude, latitude]:** [-78.9638900756836, 38.08728342423197]

**Map Link:**

[https://ccbbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=12&lat=38.08728342423197&lng=-78.9638900756836&legend=legend\\_tab\\_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29](https://ccbbirds.org/maps/#layer=VA+Eagle+Nest+Locator&zoom=12&lat=38.08728342423197&lng=-78.9638900756836&legend=legend_tab_7c321b7e-e523-11e4-aaa0-0e0c41326911&base=Street+Map+%28OSM%2FCarto%29)

**Report Generated On:** 05/30/2023

The Center for Conservation Biology (CCB) provides certain data online as a free service to the public and the regulatory sector. CCB encourages the use of its data sets in wildlife conservation and management applications. These data are protected by intellectual property laws. All users are reminded to view the [Data Use Agreement](#) to ensure compliance with our data use policies. For additional data access questions, view our [Data Distribution Policy](#), or contact our Data Manager, Marie Pitts, at [mlpitts@wm.edu](mailto:mlpitts@wm.edu) or 757-221-7503.

Report generated by [The Center for Conservation Biology Mapping Portal](#).

To learn more about CCB visit [ccbbirds.org](http://ccbbirds.org) or contact us at [info@ccbbirds.org](mailto:info@ccbbirds.org)

## Appendix C – Wetland Delineation Map

# C

## Appendix C

Wetland Delineation Map



DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NORFOLK DISTRICT  
FORT NORFOLK  
803 FRONT STREET  
NORFOLK VA 23510-1011

August 25, 2021

**APPROVED JURISDICTIONAL DETERMINATION**

Western Virginia Regulatory Section  
NAO 2021-01340 (Elm Springs)

Sara Reynolds  
P.O. Box 103  
Greenwood, Virginia 22943

Dear Ms. Reynolds:

This letter is regarding your request for an approved jurisdictional determination for waters of the U.S. (including wetlands) located at the proposed Elm Springs Solar site. The site is located near Payne Landing Road, Augusta County, Virginia.

An on-site jurisdictional determination (site visit July 20, 2021) has no found waters regulated under Section 404 of the Clean Water Act (33 U.S.C. 1344) on the property listed above. Non-jurisdictional features have been identified on the site. This letter shall serve to confirm the water features on site, as surveyed and shown on the map titled, "Wetlands and other water of the US delineation map", dated July 28, 2021 by VHB, are not under Federal jurisdiction. Our basis for this determination is the application of the Corps' definition of waters of the United States.

The attached approved jurisdictional determination form shows the acreage of water features (non-Federal jurisdiction) on the site. Any discharge of dredged and/or fill material into any non-Federally regulated will not require a Department of the Army permit. However, a permit may be required from the Virginia Department of Environmental Quality (DEQ) and we are notifying them by copy of this letter.

This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

ATTN:  
Ms. Naomi J. Handell  
Regulatory Program Manager (CENAD-PD-OR)  
U.S. Army Corps of Engineers  
Fort Hamilton Military Community  
301 General Lee Avenue  
Brooklyn, New York 11252-6700

Telephone number: (917) 789-4841  
Naomi.J.Handell@usace.army.mil

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by October 25, 2021. It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

This jurisdictional determination is valid for a period of five (5) years from the date of this letter unless new information warrants revision prior to the expiration date. If you have any questions, please contact me at [Vincent.d.pero@usace.army.mil](mailto:Vincent.d.pero@usace.army.mil) or at 757-297-0011

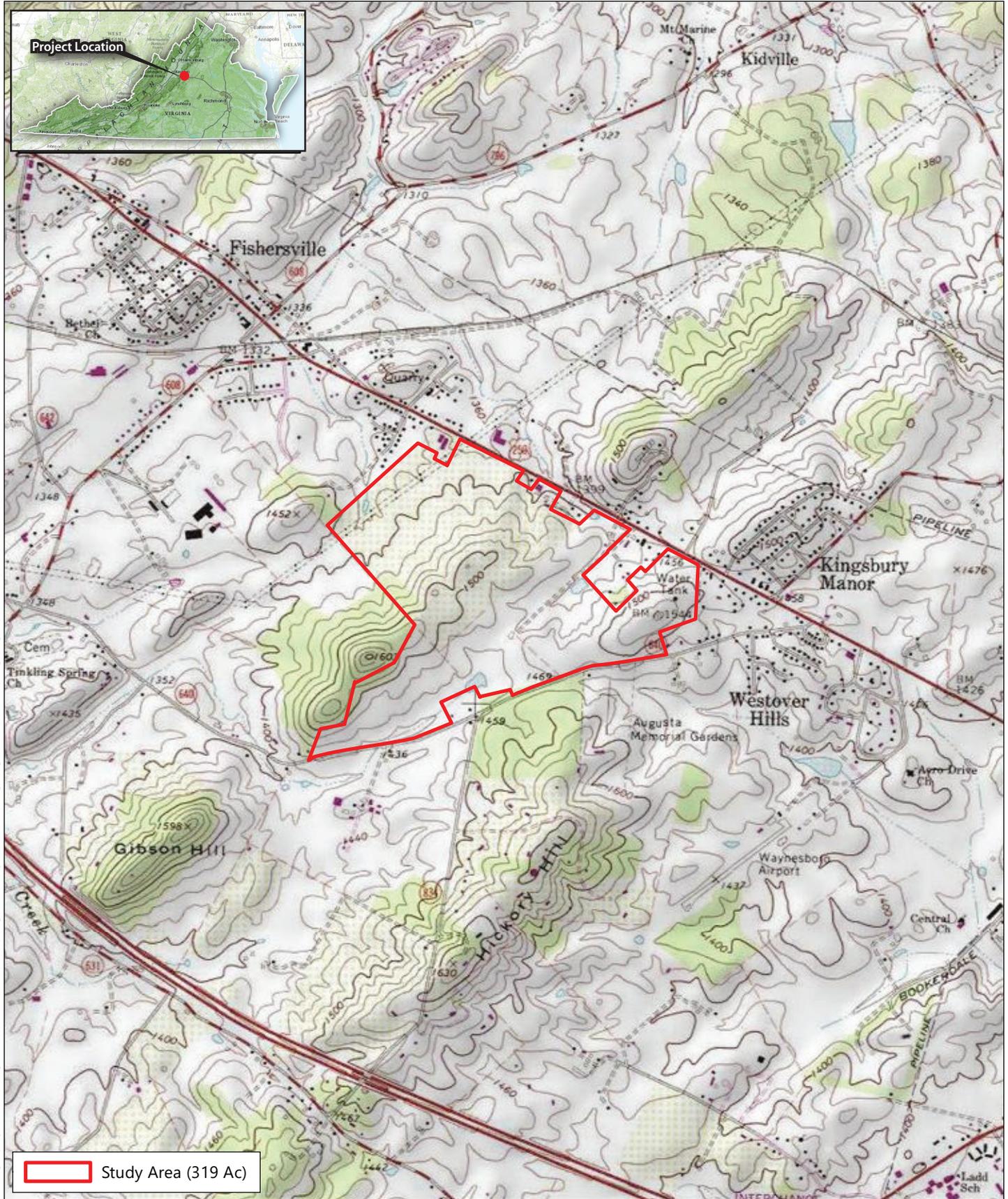
Sincerely,

*Vincent D. Pero*

Vincent D. Pero  
Project Manager, Western Virginia  
Regulatory Section

Enclosure(s)

Cc: VA-DEQ



\\hbj\gis\proj\Williamsburg\34124.03 Antares\_Elm\_Spring\_Solar\Project3\_Elm\_Spring\_Augusta\PID\Elm\_Springs\_Fig\_1\_SLM.mxd



Elm Springs Solar | Augusta County, VA

Request for Approved Jurisdictional Determination

Figure 1

**Project Location Map**







U.S. ARMY CORPS OF ENGINEERS  
REGULATORY PROGRAM  
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)  
NAVIGABLE WATERS PROTECTION RULE

**I. ADMINISTRATIVE INFORMATION**

Completion Date of Approved Jurisdictional Determination (AJD):  
ORM Number: NAO-2021-01340-VDP  
Associated JDs: N/A or ORM numbers and identifiers (e.g. HQS-2020-00001-MSW-MITSITE)  
Review Area Location<sup>1</sup>:  
State/Territory: VA City: County/Parish/Borough: Augusta County  
Center Coordinates of Review Area: Latitude 38.085 Longitude -78.953

**II. FINDINGS**

**A. Summary:** Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

**B. Rivers and Harbors Act of 1899 Section 10 (§ 10)<sup>2</sup>**

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

**C. Clean Water Act Section 404**

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)<sup>3</sup>

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

<sup>1</sup> Map(s)/Figure(s) are attached to the AJD provided to the requestor.

<sup>2</sup> If the navigable water is not subject to the ebb and flow of the tide and included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

<sup>3</sup> A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

<sup>4</sup> Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

<sup>5</sup> Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS  
REGULATORY PROGRAM  
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)  
NAVIGABLE WATERS PROTECTION RULE

**D. Excluded Waters or Features**

Excluded waters ((b)(1) – (b)(12))<sup>4</sup>:

Exclusion Name	Exclusion Size	Exclusion <sup>5</sup>	Rationale for Exclusion Determination
A-2	0.98 acres	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6)	No ditches or streams going to or from pond. No wetlands around pond. No hydric soils adjacent to pond. Stock watering pond
B-1	0.84 acres	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6)	No ditches or streams going to or from pond. No wetlands around pond. No hydric soils adjacent to pond. Stock watering pond
C-2	0.28 acres	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6)	No ditches or streams going to or from pond. No wetlands around pond. No hydric soils adjacent to pond. Stock watering pond
D-1	0.29 acres	(b)(8) Artificial lake/pond constructed or excavated in upland or a non-jurisdictional water, so long as the artificial lake or pond is not an impoundment of a jurisdictional water that meets (c)(6)	No ditches or streams going to or from pond. No wetlands around pond. No hydric soils adjacent to pond. Stock watering pond

**III. SUPPORTING INFORMATION**

**A. Select/enter all resources** that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

Information submitted by, or on behalf of, the applicant/consultant: VHB – July 28 2021.

This information is sufficient for purposes of this AJD.

Rationale: *N/A*.

Data sheets prepared by the Corps: *Title(s) and/or date(s)*.

Photographs: (*NA, aerial, other, aerial and other*) *Title(s) and/or date(s)*.

Corps Site visit(s) conducted on: 20 July 2021

Previous Jurisdictional Determinations (AJDs or PJDs): *ORM Number(s) and date(s)*.

Antecedent Precipitation Tool: *provide detailed discussion in Section III.B.*

USDA NRCS Soil Survey: Augusta County VA

USFWS NWI maps: Waynesboro west

<sup>1</sup> Map(s)/Figure(s) are attached to the AJD provided to the requestor.

<sup>2</sup> If the navigable water is not subject to the ebb and flow of the tide and included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

<sup>3</sup> A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

<sup>4</sup> Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

<sup>5</sup> Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS  
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— USGS topographic maps: *Title(s) and/or date(s)*.

**Other data sources used to aid in this determination:**

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

- B. Typical year assessment(s):** The ATP shows a below average precipitation during the time before and during the site visit.
- C. Additional comments to support AJD:** N/A or provide additional discussion as appropriate.

<sup>1</sup> Map(s)/Figure(s) are attached to the AJD provided to the requestor.

<sup>2</sup> If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

<sup>3</sup> A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

<sup>4</sup> Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

<sup>5</sup> Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Elm Springs Solar		File Number: NAO-2021-01340	Date: August 25, 2021
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/appeals.aspx> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:  
Vincent D. Pero  
920 Gardens Boulevard, Suite 103-B  
Charlottesville, Virginia 22901

If you only have questions regarding the appeal process you may also contact:  
Ms. Naomi J. Handell  
Regulatory Program Manager (CENAD-PD-OR)  
U.S. Army Corps of Engineers  
Fort Hamilton Military Community  
301 General Lee Avenue  
Brooklyn, New York 11252-6700  
Telephone number: (917) 789-4841  
Naomi.J.Handell@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
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## Appendix D – Glare Analysis

# D

## Appendix D

Glare Analysis

# FORGESOLAR GLARE ANALYSIS

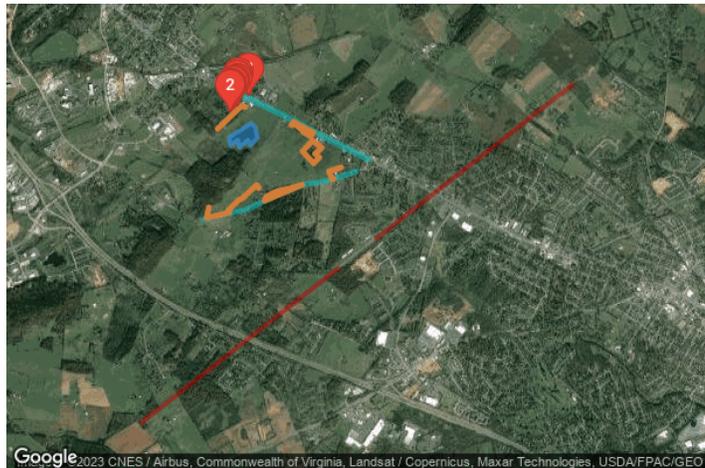
Project: **Elm Spring**

Proposed 3 MW DG project in Fishersville, VA

Site configuration: **Elm Springs II with OPs**

Created 11 Dec, 2023  
 Updated 11 Dec, 2023  
 Time-step 1 minute  
 Timezone offset UTC-5  
 Minimum sun altitude 0.0 deg  
 DNI peaks at 1,000.0 W/m<sup>2</sup>  
 Category 1 MW to 5 MW  
 Site ID 107636.13559

Ocular transmission coefficient 0.5  
 Pupil diameter 0.002 m  
 Eye focal length 0.017 m  
 Sun subtended angle 9.3 mrad  
 PV analysis methodology V2



## Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy kWh
			min	hr	min	hr	
PV array	SA tracking	SA tracking	0	0.0	0	0.0	-

*Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.*

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rt 250 - Jefferson Hwy	0	0.0	0	0.0
Rt 640 - Old Goose Crk Rd	0	0.0	0	0.0
FP 24	0	0.0	0	0.0
FP 9	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0

# Component Data

## PV Arrays

**Name:** PV array  
**Axis tracking:** Single-axis rotation  
**Backtracking:** Shade-slope  
**Tracking axis orientation:** 180.0°  
**Max tracking angle:** 60.0°  
**Resting angle:** 0.0°  
**Ground Coverage Ratio:** 0.4  
**Rated power:** -  
**Panel material:** Smooth glass with AR coating  
**Reflectivity:** Vary with sun  
**Slope error:** correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.092042	-78.960024	1398.05	6.00	1404.05
2	38.091546	-78.959402	1411.39	6.00	1417.39
3	38.090317	-78.959115	1439.44	6.00	1445.44
4	38.089464	-78.960156	1447.48	6.00	1453.48
5	38.090072	-78.960515	1421.19	6.00	1427.19
6	38.089219	-78.961744	1417.97	6.00	1423.97
7	38.090106	-78.962017	1405.80	6.00	1411.80
8	38.089435	-78.963085	1399.04	6.00	1405.04
9	38.090389	-78.963273	1387.24	6.00	1393.24

## Route Receptors

**Name:** Rt 250 - Jefferson Hwy

**Path type:** Two-way

**Observer view angle:** 50.0°

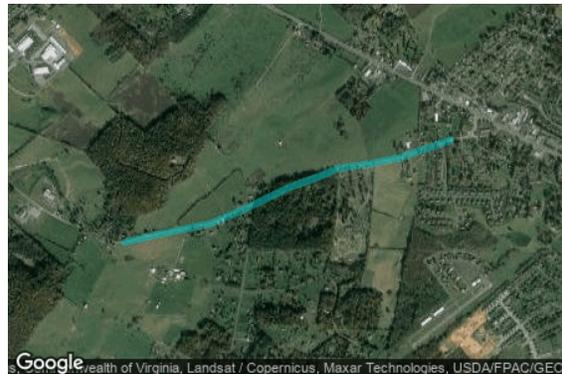


Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.095421	-78.961804	1364.13	3.50	1367.63
2	38.092757	-78.954944	1382.59	3.50	1386.09
3	38.089316	-78.946575	1469.54	3.50	1473.04
4	38.087804	-78.942795	1458.07	3.50	1461.57
5	38.087889	-78.942746	1458.11	3.50	1461.61
6	38.089755	-78.947391	1457.34	3.50	1460.84
7	38.091194	-78.951007	1408.94	3.50	1412.44
8	38.092627	-78.954385	1381.88	3.50	1385.38
9	38.095500	-78.961759	1365.23	3.50	1368.73

**Name:** Rt 640 - Old Goose Crk Rd

**Path type:** Two-way

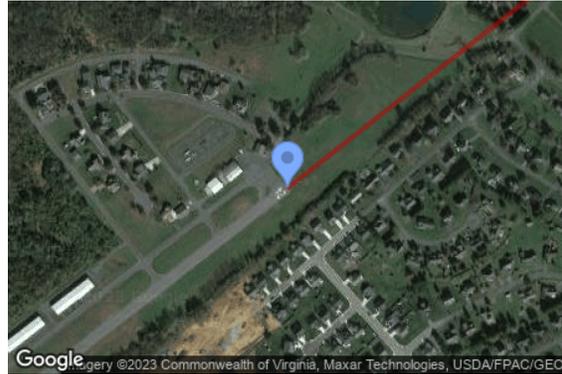
**Observer view angle:** 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	38.086473	-78.944596	1458.48	3.50	1461.98
2	38.085763	-78.947208	1471.57	3.50	1475.07
3	38.085540	-78.948056	1477.86	3.50	1481.36
4	38.085210	-78.950078	1490.82	3.50	1494.32
5	38.084940	-78.952396	1475.63	3.50	1479.13
6	38.084480	-78.953747	1484.50	3.50	1488.00
7	38.083910	-78.955721	1479.00	3.50	1482.50
8	38.082643	-78.959100	1454.30	3.50	1457.80
9	38.081957	-78.961130	1442.93	3.50	1446.43
10	38.081345	-78.964933	1444.84	3.50	1448.34
11	38.080935	-78.967084	1435.20	3.50	1438.70

## Flight Path Receptors

**Name:** FP 24  
**Description:**  
**Threshold height:** 50 ft  
**Direction:** 231.9°  
**Glide slope:** 3.0°  
**Pilot view restricted?** Yes  
**Vertical view:** 30.0°  
**Azimuthal view:** 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	38.078640	-78.941681	1429.23	50.00	1479.23
Two-mile	38.096480	-78.912743	1448.30	584.35	2032.66

**Name:** FP 9  
**Description:**  
**Threshold height:** 50 ft  
**Direction:** 51.9°  
**Glide slope:** 3.0°  
**Pilot view restricted?** Yes  
**Vertical view:** 30.0°  
**Azimuthal view:** 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	38.075265	-78.947210	1435.48	50.00	1485.48
Two-mile	38.057425	-78.976147	1431.67	607.23	2038.90

## Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	38.093344	-78.962936	1369.16	6.00
OP 2	2	38.093188	-78.963103	1369.00	6.00
OP 3	3	38.093623	-78.962534	1371.12	6.00
OP 4	4	38.093813	-78.962287	1371.36	6.00
OP 5	5	38.093969	-78.962078	1366.45	6.00
OP 6	6	38.094552	-78.961805	1368.38	6.00
OP 7	7	38.094298	-78.962046	1364.09	6.00
OP 8	8	38.095114	-78.960344	1373.54	6.00

## Obstruction Components

**Name:** Ex. tree line near RT 640  
**Top height:** 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.082284	-78.966275	1509.40
2	38.081119	-78.966596	1443.12
3	38.081626	-78.963651	1437.82

**Name:** Ex. trees - East end  
**Top height:** 40.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.091829	-78.954107	1408.04
2	38.092195	-78.953807	1393.62
3	38.092003	-78.953351	1392.99
4	38.091804	-78.953431	1398.78
5	38.091207	-78.952460	1402.97

**Name:** Ex. trees East end - 1  
**Top height:** 10.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.091813	-78.952966	1388.59
2	38.090948	-78.950876	1411.17
3	38.090509	-78.951224	1415.92
4	38.091033	-78.952415	1404.17

**Name:** Ex. trees near Rt 640  
**Top height:** 50.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.086391	-78.948516	1507.32
2	38.085555	-78.948129	1479.80
3	38.085618	-78.947904	1476.63

**Name:** Ex. Vegetative screen near access from RT 640 - 1  
**Top height:** 10.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.081732	-78.963235	1441.64
2	38.081947	-78.963428	1452.42
3	38.083163	-78.961867	1466.00
4	38.083277	-78.961464	1460.76
5	38.083569	-78.961030	1460.18

**Name:** Ex. Vegetative screen near access from RT 640 - 2  
**Top height:** 10.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.083658	-78.960919	1460.29
2	38.084854	-78.959299	1467.29
3	38.084860	-78.959203	1466.26
4	38.084708	-78.959018	1462.71
5	38.084524	-78.958921	1456.64

**Name:** Ex. Vegetative screen near SE end of property  
**Top height:** 10.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.086403	-78.948540	1507.87
2	38.086473	-78.948568	1510.51
3	38.086937	-78.946777	1497.25

**Name:** SE trees near Rt 250  
**Top height:** 50.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.088777	-78.952466	1434.69
2	38.087396	-78.950825	1488.69
3	38.088067	-78.950004	1477.84
4	38.088498	-78.950632	1454.80
5	38.089200	-78.949632	1444.66
6	38.090011	-78.951016	1416.90
7	38.088777	-78.952466	1434.69

**Name:** S trees near Rt 640

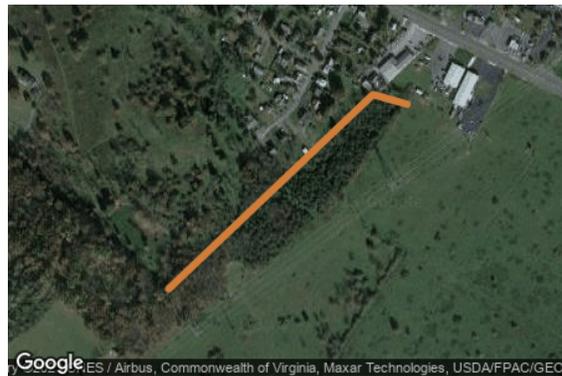
**Top height:** 60.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.083077	-78.958070	1460.13
2	38.084913	-78.952539	1475.45
3	38.084520	-78.954325	1482.85
4	38.084203	-78.956144	1468.74
5	38.083591	-78.957753	1457.77
6	38.083077	-78.958070	1460.13

**Name:** Treeline North

**Top height:** 50.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	38.093892	-78.960869	1379.19
2	38.094023	-78.961459	1376.70
3	38.091385	-78.964984	1402.87

# Glare Analysis Results

## Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rt 250 - Jefferson Hwy	0	0.0	0	0.0
Rt 640 - Old Goose Crk Rd	0	0.0	0	0.0
FP 24	0	0.0	0	0.0
FP 9	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0

## PV: PV array no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rt 250 - Jefferson Hwy	0	0.0	0	0.0
Rt 640 - Old Goose Crk Rd	0	0.0	0	0.0
FP 24	0	0.0	0	0.0
FP 9	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0

### PV array and Route: Rt 250 - Jefferson Hwy

No glare found

### PV array and Route: Rt 640 - Old Goose Crk Rd

No glare found

### PV array and FP: FP 24

No glare found

### PV array and FP: FP 9

No glare found

### PV array and OP 1

No glare found

### PV array and OP 2

No glare found

### PV array and OP 3

No glare found

**PV array and OP 4**

No glare found

**PV array and OP 5**

No glare found

**PV array and OP 6**

No glare found

**PV array and OP 7**

No glare found

**PV array and OP 8**

No glare found

# Assumptions

---

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at [www.forgesolar.com/help/](http://www.forgesolar.com/help/) for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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## Appendix E – FAA Report

# E

## Appendix E

FAA Report



### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

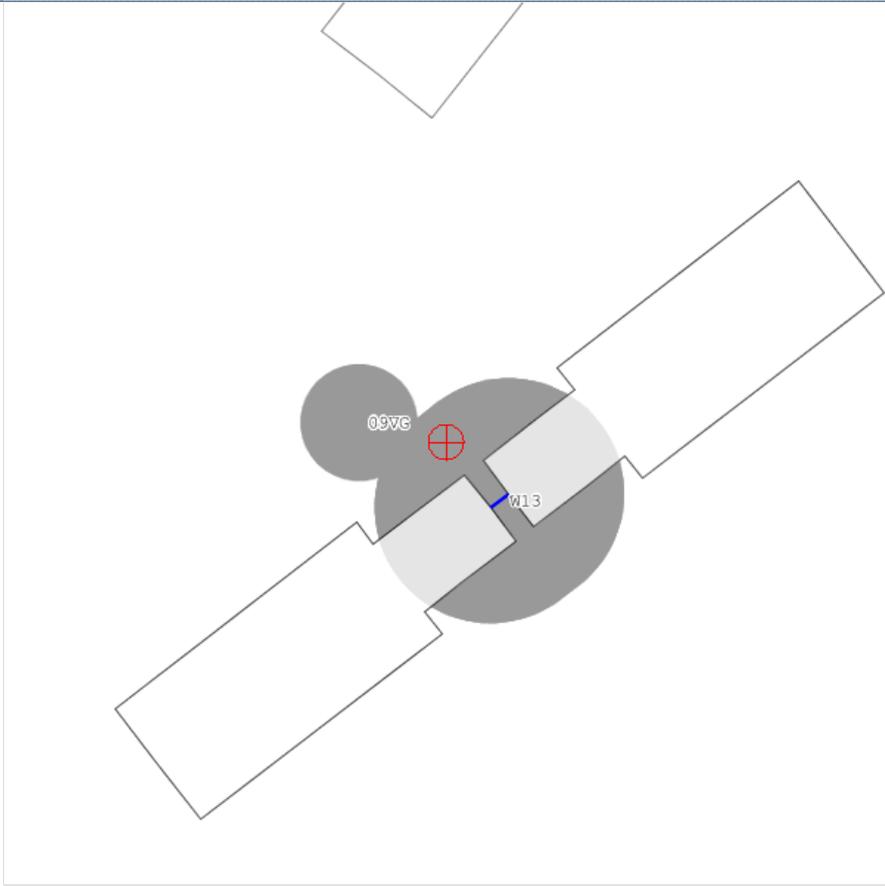
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	SOLAR   Solar Panel <span style="float:right">▼</span>			
	Please select structure type and complete location point information.			
<b>Latitude:</b>	38 <input type="text"/> Deg	5 <input type="text"/> M	26.29 <input type="text"/> S	N <input type="button" value="▼"/>
<b>Longitude:</b>	78 <input type="text"/> Deg	57 <input type="text"/> M	37.93 <input type="text"/> S	W <input type="button" value="▼"/>
<b>Horizontal Datum:</b>	NAD83 <input type="button" value="▼"/>			
<b>Site Elevation (SE):</b>	1406 <input type="text"/> (nearest foot)			
<b>Structure Height :</b>	8 <input type="text"/> (nearest foot)			
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes			

#### Results

You do not exceed Notice Criteria.





### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

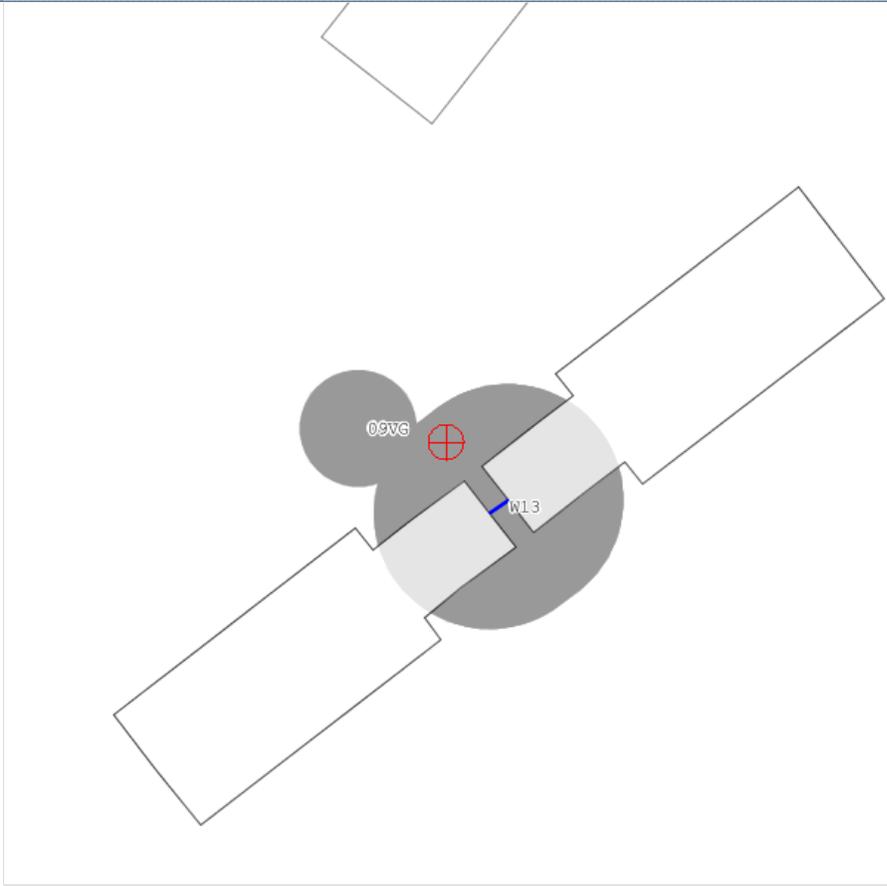
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	SOLAR   Solar Panel <span style="float:right">▼</span>			
	Please select structure type and complete location point information.			
<b>Latitude:</b>	38 <input type="text"/> Deg	5 <input type="text"/> M	31.35 <input type="text"/> S	N <input type="button" value="▼"/>
<b>Longitude:</b>	78 <input type="text"/> Deg	57 <input type="text"/> M	37.18 <input type="text"/> S	W <input type="button" value="▼"/>
<b>Horizontal Datum:</b>	NAD83 <input type="button" value="▼"/>			
<b>Site Elevation (SE):</b>	1395 <input type="text"/> (nearest foot)			
<b>Structure Height :</b>	8 <input type="text"/> (nearest foot)			
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes			

#### Results

You do not exceed Notice Criteria.





### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

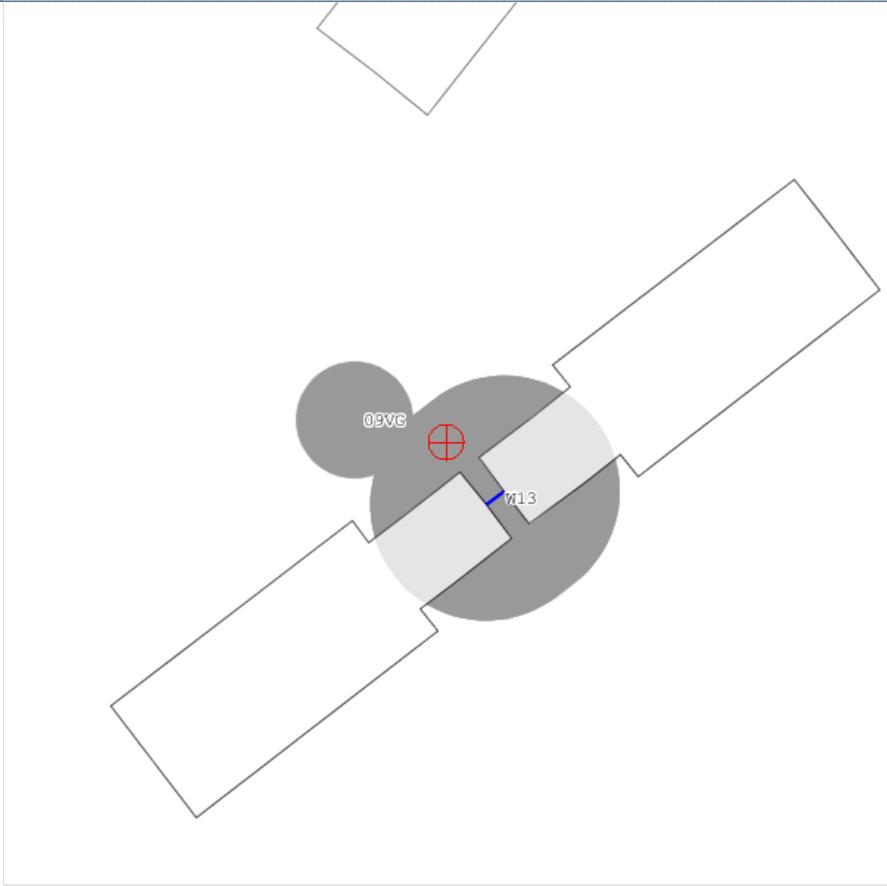
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	SOLAR   Solar Panel <span style="float:right">▼</span>			
	Please select structure type and complete location point information.			
<b>Latitude:</b>	38 <input type="text"/> Deg	5 <input type="text"/> M	24.13 <input type="text"/> S	N <input type="button" value="▼"/>
<b>Longitude:</b>	78 <input type="text"/> Deg	57 <input type="text"/> M	33.19 <input type="text"/> S	W <input type="button" value="▼"/>
<b>Horizontal Datum:</b>	NAD83 <input type="button" value="▼"/>			
<b>Site Elevation (SE):</b>	1445 <input type="text"/> (nearest foot)			
<b>Structure Height :</b>	8 <input type="text"/> (nearest foot)			
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes			

#### Results

You do not exceed Notice Criteria.





### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

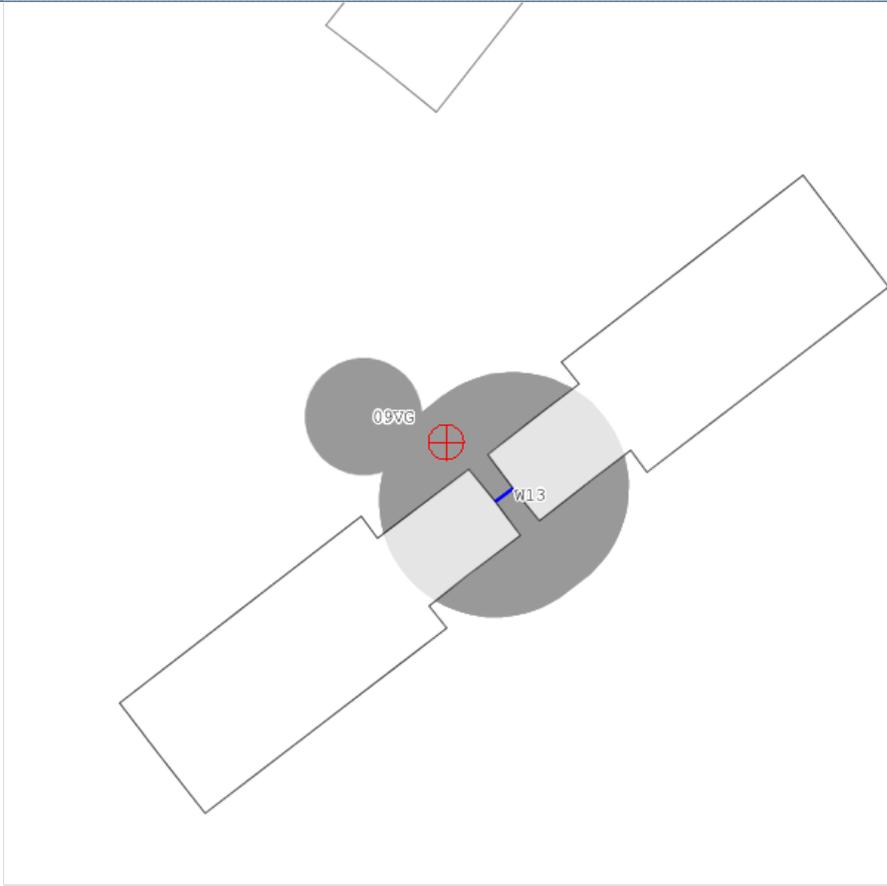
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	SOLAR   Solar Panel <span style="float:right">▼</span>				
	Please select structure type and complete location point information.				
<b>Latitude:</b>	38	Deg	5	M	21.21 S <span style="float:right">N ▼</span>
<b>Longitude:</b>	78	Deg	57	M	42.93 S <span style="float:right">W ▼</span>
<b>Horizontal Datum:</b>	NAD83 <span style="float:right">▼</span>				
<b>Site Elevation (SE):</b>	1415	(nearest foot)			
<b>Structure Height :</b>	8	(nearest foot)			
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes				

#### Results

You do not exceed Notice Criteria.





### Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

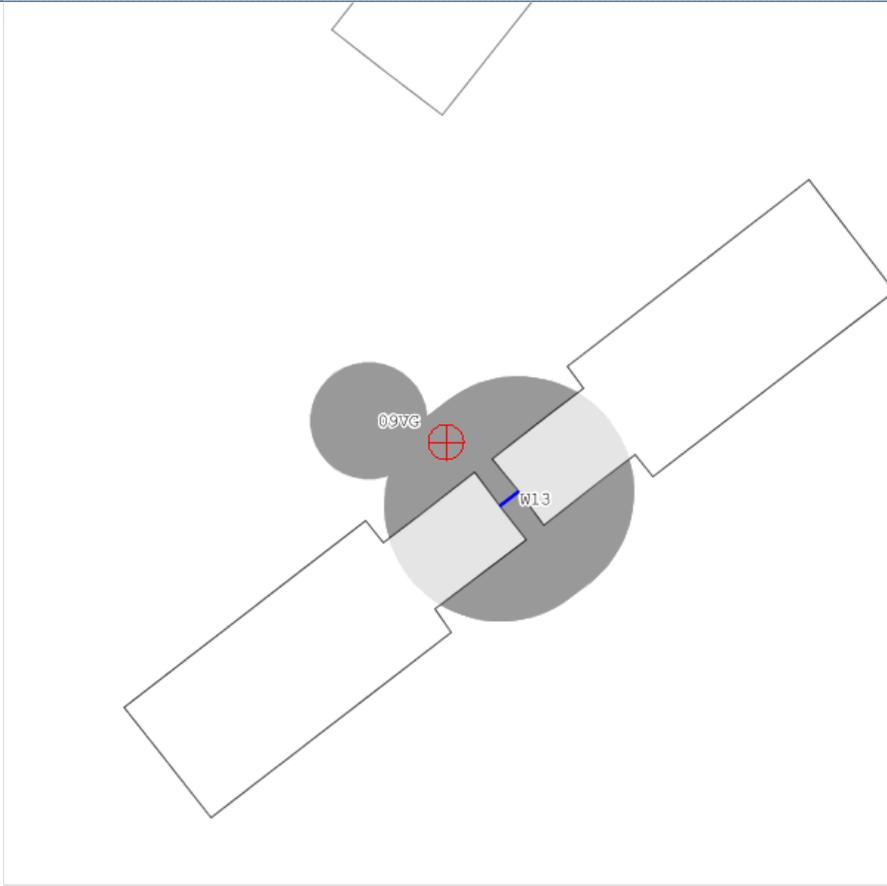
If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

<b>* Structure Type:</b>	SOLAR   Solar Panel <input type="button" value="v"/>						
	Please select structure type and complete location point information.						
<b>Latitude:</b>	38 <input type="text"/>	Deg	5 <input type="text"/>	M	24.82 <input type="text"/>	S	N <input type="button" value="v"/>
<b>Longitude:</b>	78 <input type="text"/>	Deg	57 <input type="text"/>	M	48.61 <input type="text"/>	S	W <input type="button" value="v"/>
<b>Horizontal Datum:</b>	NAD83 <input type="button" value="v"/>						
<b>Site Elevation (SE):</b>	1389 <input type="text"/>	(nearest foot)					
<b>Structure Height :</b>	8 <input type="text"/>	(nearest foot)					
<b>Is structure on airport:</b>	<input checked="" type="radio"/> No <input type="radio"/> Yes						

#### Results

You do not exceed Notice Criteria.



# F

## Appendix F

VCRIS Report

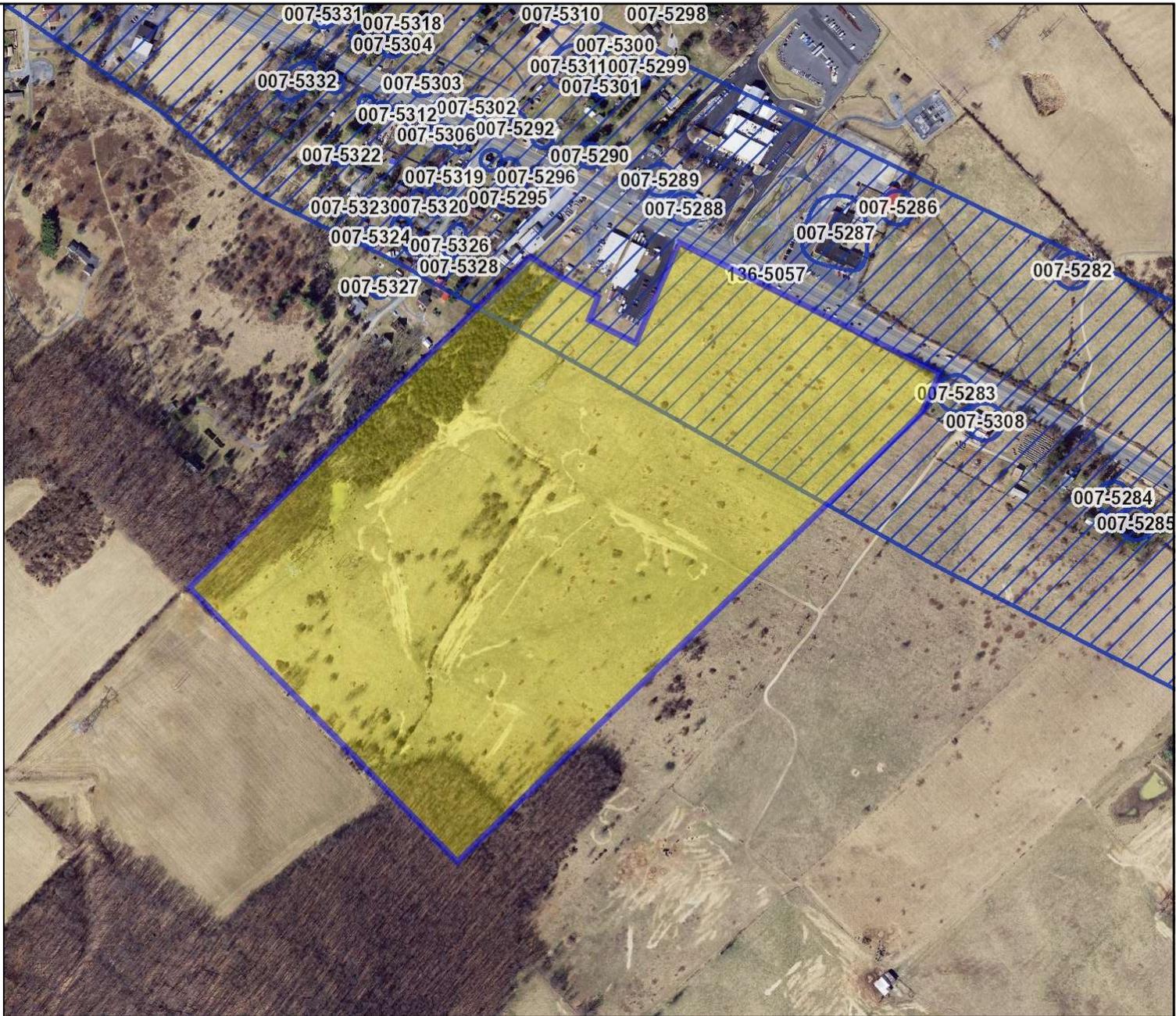
## VCRIS Elm Spring II Summary

Using the Virginia Department of Historic Resources' VCRIS screening tool, it was determined that there is one DHR easement that overlaps with the property boundary that the project site is within. The easement in question is architectural resource 136-5057 and is the Waynesboro battlefield that runs along route 250. This resource was determined to be not eligible for DHR status by DHR staff.

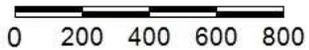


**Legend**

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet



1:9,028 / 1"=752 Feet

**Title:**

**Date: 5/30/2023**

*DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.*

*Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Historic/Current	Waynesboro Battlefield

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

- Route 250

**County/Independent City(s):** Augusta (County), Nelson (County), Waynesboro (Ind. City)

**Incorporated Town(s):** Fishersville

**Zip Code(s):** 22920, 22939, 22952, 22980

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** WAYNESBORO EAST,  
 WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Urban

**Acreage:** 2,205.16

**Site Description:**

2009: The landscape and terrain have been altered beyond recognition since the period of significance. Commemorative opportunities only.

**Surveyor Assessment:**

Start Year: 1865  
 End Year: 1865  
 Date Source: Written Data  
 Type: Historical Event

-----  
 Waynesboro  
 Other Names: None  
 Location: Augusta County  
 Campaign: Sheridan's Expedition to Petersburg (February-March 1865)  
 Date(s): March 2, 1865  
 Principal Commanders: Maj. Gen. Philip Sheridan [US]; Lt. Gen. Jubal Early [CS]  
 Forces Engaged: 4,100 total (US 2,500; CS 1,600)  
 Estimated Casualties: 1,800 total

Description: On February 27, Maj. Gen. Philip Sheridan with two cavalry divisions rode from Winchester up the Shenandoah Valley to Staunton. Turning east, the Federals encountered the last remnant of Lt. Gen. Jubal Early's Valley army at Waynesboro on March 2. After a brief stand-off, a Federal attack rolled up Early's right flank and scattered his small force. More than 1,500 Confederates surrendered. Early and a few of his staff evaded capture. Sheridan crossed the Blue Ridge to Charlottesville and then raided south, destroying the James River Canal locks near Goochland Court House. He joined forces with the Army of the Potomac near Petersburg on March 26 for the opening of the Appomattox Campaign.

Result(s): Union victory  
 CWSAC Reference #: VA123  
 Preservation Priority: IV.2 (Class B)

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>
Public - Local	<i>No Data</i>

**Primary Resource Information**

**Resource Category:** Defense

**Resource Type:** Battle Site

**NR Resource Type:** Site

**Historic District Status:** *No Data*

**Date of Construction:** 1865  
**Date Source:** Written Data  
**Historic Time Period:** Civil War (1861 - 1865)  
**Historic Context(s):** Military/Defense  
**Other ID Number:** *No Data*  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Number of Stories:** *No Data*  
**Condition:** *No Data*  
**Threats to Resource:** None  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*  
**Architectural Description:**  
*No Data*

### Secondary Resource Information

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** NPS  
**Organization/Company:** National Park Service  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/2009  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
*No Data*

#### Project Bibliographic Information:

DHR CRM Report Number: VA-093  
Record Type: Report  
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.  
-----  
Name: National Park Service  
DHR CRM Report Number: VA-083  
Record Type: Report  
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Ruppel.

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 136-5057  
**Staff Name:** ABPP  
**Event Date:** 1/24/2007

**Staff Comment**

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely not eligible for listing in the National Register of Historic Places. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** NPS  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/1993  
**Dhr Library Report Number:** VA-093

**Project Staff/Notes:**

*No Data*

**Project Bibliographic Information:**

DHR CRM Report Number: VA-093  
Record Type: Report  
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.

-----  
Name: National Park Service  
DHR CRM Report Number: VA-083  
Record Type: Report  
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Ruppel.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

### Property Information

#### Property Names

Name Explanation	Name
Current	Benson, S.M., House

#### Property Evaluation Status

Not Evaluated

#### Property Addresses

Current - Route 250

**County/Independent City(s):** Augusta (County)

**Incorporated Town(s):** *No Data*

**Zip Code(s):** *No Data*

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** WAYNESBORO WEST

### Additional Property Information

**Architecture Setting:** *No Data*

**Acreage:** *No Data*

#### Site Description:

*No Data*

#### Surveyor Assessment:

*No Data*

**Surveyor Recommendation:** *No Data*

### Primary Resource Information

**Resource Category:** Domestic

**Resource Type:** Single Dwelling

**NR Resource Type:** Building

**Historic District Status:** *No Data*

**Date of Construction:** Ca 1850

**Date Source:** Written Data

**Historic Time Period:** Antebellum Period (1830 - 1860)

**Historic Context(s):** Domestic

**Other ID Number:** *No Data*

**Architectural Style:** *No Data*

**Form:** *No Data*

**Number of Stories:** 0.0

**Condition:** *No Data*

**Threats to Resource:** *No Data*

**Cultural Affiliations:** *No Data*

#### Cultural Affiliation Details:

*No Data*

#### Architectural Description:

Architecture Summary: According to the WPA description, this two-story frame house is in an ell design with an elaborate wooden cornice and gable roof. The house contains eight rooms, a boxed-in stairwell, four-panel doors, and plain mantles.

### Secondary Resource Information

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** McCleary, Ann  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 12/1/1982  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
*No Data*

### Bibliographic Information

**Bibliography:**  
*No Data*  
**Property Notes:**  
*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Historic/Current	C&O Bridge #2082, North Belt Line #2
<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	<i>No Data</i>
<b>Zip Code(s):</b>	<i>No Data</i>
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Property Evaluation Status**

DHR Staff: Not Eligible

**Additional Property Information**

<b>Architecture Setting:</b>	Rural
<b>Acreage:</b>	<i>No Data</i>
<b>Site Description:</b>	<i>No Data</i>
<b>Surveyor Assessment:</b>	<i>No Data</i>
<b>Surveyor Recommendation:</b>	<i>No Data</i>
<b>Ownership</b>	
<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>

**Primary Resource Information**

<b>Resource Category:</b>	Transportation
<b>Resource Type:</b>	Bridge
<b>NR Resource Type:</b>	Structure
<b>Historic District Status:</b>	<i>No Data</i>
<b>Date of Construction:</b>	1889
<b>Date Source:</b>	Written Data
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Transportation/Communication
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Number of Stories:</b>	<i>No Data</i>
<b>Condition:</b>	Fair
<b>Threats to Resource:</b>	Demolition, Neglect, Vacant
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>
<b>Architectural Description:</b>	
	1989: S.T. Frame Trestle 12 at 12'-9"
	S.K. DK Pl. Girder 1 at 28'-9" Built 1889
<b>Bridge Information</b>	
<b>Structure Number:</b>	<i>No Data</i>
<b>VDOT Bridge ID:</b>	<i>No Data</i>

**Entity Crossed Name:** *No Data*  
**Entity Crossed Type:** *No Data*  
**Bridge Type:** *No Data*  
**Current Use:** *No Data*  
**Number of Spans:** *No Data*  
**Number of Lanes:** *No Data*

### Secondary Resource Information

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR ID Number Change

**DHR ID:** 007-1294  
**Staff Name:** Quatro Hubbard, DHR Archives  
**Event Date:** 5/25/2017  
**Staff Comment**

This resource at various times has been recorded under DHR file number 136-0022 (in Waynesboro city), and in Augusta County under file numbers 007-1304 and 007-5063

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-1294  
**Staff Name:** DHR  
**Event Date:** 4/26/1989  
**Staff Comment**

No Data

#### Event Type: Survey: Windshield

**Project Review File Number:** *No Data*  
**Investigator:** *No Data*  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/1989  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

No Data

### Bibliographic Information

#### Bibliography:

Sandra DeChard, Ellen Brady  
Addendum to the Phase I Architectural Survey and View Shed Study for Resources Located in  
Rockbridge County, Virginia as Part of the Proposed Lexington to Dooms 500kV Transmission Line Rebuild  
Stantec Consulting Services Inc. -- October 7, 2015

DHR Report No. RB-089

**Property Notes:**

No Data

**Property Information**

**Property Names**

**Name Explanation**                      **Name**  
 Function/Location                      House, 101 Lilly Drive

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 101 Lilly Drive

**County/Independent City(s):**                      Augusta (County)  
**Incorporated Town(s):**                                      *No Data*  
**Zip Code(s):**    *No Data*  
**Magisterial District(s):**                                      *No Data*  
**Tax Parcel(s):**    *No Data*  
**USGS Quad(s):**    WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:**                                      Rural

**Acreage:**    *No Data*

**Site Description:**

July 2013: The house is set on a gently sloping lot back from and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of small shrubs adjacent to the house foundation. A paved drive leads from the road to the carport.

July 2013: A carport is located to the west of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:**                                      Recommended Not Eligible

**Ownership**

**Ownership Category**                                      **Ownership Entity**  
 Private    *No Data*

**Primary Resource Information**

**Resource Category:**                                      Domestic  
**Resource Type:**    Single Dwelling  
**NR Resource Type:**    Building  
**Historic District Status:**                                      *No Data*  
**Date of Construction:**                                      1937  
**Date Source:**    Local Records, Tax  
**Historic Time Period:**                                      World War I to World War II (1917 - 1945)  
**Historic Context(s):**    Domestic  
**Other ID Number:**    *No Data*  
**Architectural Style:**    Craftsman  
**Form:**    Bungalow  
**Number of Stories:**    1.5  
**Condition:**    Good  
**Threats to Resource:**    Public Utility Expansion  
**Cultural Affiliations:**    *No Data*  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay brick Bungalow-style dwelling with a side gable roof covered in seamed metal and features a large central shed roof dormer, an interior brick chimney along the ridgeline and an exterior end brick chimney. The central dormer is clad in vinyl siding. The foundation is not visible. Fenestration consists of a glass-and-wood door and single and paired three-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay porch with a hipped roof supported by battered square columns on brick piers. A one-story shed roof addition extends off the rear elevation. A one-story shed roof side addition extends off the east elevation.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	3/1
Porch	1-story, 3-bay	Wood	Columns on Piers
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Exterior End	Brick	Bond, American
Roof	Gable, Side	Metal	Standing Seam
Chimneys	Central interior	Brick	Flue
Structural System and Exterior Treatment	Masonry	Brick	Bond, American

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1950  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The carport is a modern open post-in-ground structure with a front gable roof covered in asphalt shingle.

-----  
 July 2013

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Stantec 2034

**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5273  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 73 Lilly Drive
--	--------------------------------------

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 73 Lilly Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot back from the road and faces west. The dwelling is surrounded by a small manicured lawn and mature trees. A gravel drive leads from the road to north of the house. Visibility of the resource is limited by trees adjacent to the right-of-way.

July 2013: No secondary resources were observed during the current survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the late nineteenth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
--------------------------------------	------------------------------------

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1880
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling covered with a stucco finish with a hipped roof covered in seamed metal and features interior brick chimneys. The foundation is not visible. Visible fenestration consists of two-over-two double-hung wood windows. The façade was not visible from the right-of-way. A one-story shed roof screened porch extends off the rear elevation and accesses a secondary entrance. A one-story gable roof addition extends off the south elevation.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Chimneys	Interior	Brick	Flue
Roof	Hipped	Metal	Standing Seam
Foundation	Solid/Continuous	Unknown	Stucco
Structural System and Exterior Treatment	Frame	Wood	Stuccoed
Porch	1-story	Wood	Screened

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**  
 Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5274  
**Staff Name:** 04/23/2014  
**Event Date:** 4/23/2014  
**Staff Comment**  
 DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 47 Lilly Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 47 Lilly Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot near to the road and facing west. The house is surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house foundation and occasionally placed throughout the yard. A paved drive leads from the road to the north side of the house.

July 2013: Two sheds are located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1941
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story frame dwelling clad in vinyl siding with a side gable roof covered in seamed metal and features an interior brick chimney. The foundation is not visible. Fenestration consists of one-over-one double-hung vinyl windows. The main entry is accessed by a one-story single-bay porch with a shed roof supported by decorative cast iron posts. A one-story shed roof addition extends off the rear elevation. The façade features a front gable projection. A side gable screened porch ends off the north elevation. A one-story addition extends off the rear elevation and features a gable roof covered in asphalt shingle, aluminum siding, a secondary entrance, a vinyl tripartite window, and an exterior concrete block flue.

July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Windows	Tripartite	Vinyl	Multiple-light
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 1-bay	Metal	Cast Metal Supports
Chimneys	Central interior	Brick	Flue
Roof	Gable, Side	Metal	Standing Seam
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The shed located to the east of the house and to the west of the other shed is a modern prefabricated “barn”-style frame structure clad in T-111 siding with a front gable roof covered in asphalt shingle. The shed sits on a concrete pad foundation. A hinged double door with decorative bracing pierces the façade.

July 2013

<b>Number of Stories:</b>	1
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**Secondary Resource #2**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Fair
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the east of the house and east of the other shed is a one-story single-bay frame structure clad in plywood siding with a side gable roof covered in asphalt shingle. The shed sits on a concrete pad foundation. An open bay shed roof aide addition extends off the west elevation. A hinged double door pierces the façade.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** No Data

**Local Historic District Name:** No Data

**Historic District Significance:** No Data

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5275  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014

**Staff Comment**

DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** No Data  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

### **Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 24 Lilly Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 24 Lilly Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a ridge overlooking Jefferson Highway and faces the road across pasture. The house is surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house foundation. A paved drive leads from Lilly Drive to the attached garage.

July 2013: A shed is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1961
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Excellent
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story seven-bay frame dwelling clad in brick veneer with a side gable roof covered in asphalt shingle and features an exterior brick chimney and aluminum siding in the gable ends. The foundation is not visible. Fenestration consists of four-over-four and eight-over-eight double-hung vinyl windows. The main entry is accessed by a one-story five-bay porch with a shed roof supported by decorative cast iron posts. The façade features a front gable projection. A small gable roof addition extends off the northwest elevation and features vinyl siding. An gable roof attached garage extends off the southeast elevation and features a modern roll-up garage door and a cupola along the ridge line.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Windows	Fixed	Vinyl	Multiple-light
Windows	Sash, Double-Hung	Vinyl	4/4
Porch	1-story, 5-bay	Metal	Cast Metal Supports
Chimneys	Interior End	Brick	Bond, American
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Vinyl	8/8

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in T-111 siding with a gable roof covered in asphalt shingle. The foundation is not visible. Two four-over-four double-hung vinyl windows pierce the southwest elevation.

-----  
 July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5276  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 14 Lilly Drive

#### Property Evaluation Status

DHR Staff: Not Eligible

#### Property Addresses

Current - 14 Lilly Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

### Additional Property Information

**Architecture Setting:** Rural

**Acreage:** No Data

#### Site Description:

July 2013: The house is set close to and overlooking Jefferson Highway surrounded by a manicured lawn. Landscaping consists of shrubs adjacent to the house foundation and occasional trees. A paved drive leads from Lilly Drive to the rear of the house.

July 2013: A workshop is located northeast of the house. A shed is located north of the house.

#### Surveyor Assessment:

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1948
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Colonial Revival, Cape Cod
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame Cape-Cod-style dwelling clad in stone veneer with a side gable roof covered in asphalt shingle and features two front gable dormers on the façade, a large shed roof dormer on the rear, and a central interior stone veneer chimney. The foundation is not visible. Fenestration consists of a paneled wood door with four lights surmounted by a semicircular fan light and one-over-one double-hung wood windows. A bay window projects from the northwest elevation. A one-story gable roof enclosed porch extends off the southeast elevation. A one-story ell addition extends off the rear elevation and features brick veneer, an exterior end stone veneer chimney, and a secondary entrance.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Stone	Veneer
Windows	Sash, Double-Hung	Wood	1/1
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	None	<i>No Data</i>	<i>No Data</i>
Chimneys	Central interior	Stone	Other

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Workshop  
**Date of Construction:** 1948  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The workshop is a concrete block structure built into a slope with a gable roof covered with asphalt shingle. Fenestration consists of a wood paneled door, a wood paneled door with a three-light window, and one-over-one double-hung wood windows. Other features include vinyl siding in the gable end and an exterior concrete block flue.

-----  
 July 2013

**Number of Stories:** 2

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1948  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a frame structure built into a slope clad in vinyl siding with a gable roof covered in asphalt shingle. The shed sits on a concrete block foundation.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5277  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**

DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. AU-112

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 2212 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2212 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set close to and overlooking Jefferson Highway surrounded by a manicured lawn. Landscaping consists of shrubs, mature trees, and flower beds. A stone retaining wall is located between the house and the road. A paved drive leads from the road to the west side of the house.

July 2013: A shed is located northwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1953
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle and features a central interior brick chimney. The foundation is not visible. Fenestration consists of a modern vinyl door, a multiple light picture window, and six-over-six double-hung vinyl windows. The façade features a large front gable projection which shelters the main entry. A single-bay porch with a front gable roof supported by square posts extends off the east elevation and accesses a secondary entry. Other features include a garage bay opening in the basement level of the façade which has been enclosed with vinyl siding and a modern vinyl door.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	6/6
Structural System and Exterior Treatment	Frame	Brick	Veneer
Foundation	Solid/Continuous	Concrete	Block
Porch	1-story, 1-bay	Brick	Removed/None
Chimneys	Central interior	Brick	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a prefabricated "Barn"-style frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The façade is pierced by a hinged double door with decorative cross bracing. The foundation is not visible.

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 July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314

**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5278  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 2260 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2260 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level open lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of small shrubs adjacent to the house foundation. A paved drive leads from the road to the east side of the house and the garage.

July 2013: A garage is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1948
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame Bungalow-style dwelling clad in vinyl siding with a front gable roof covered in seamed metal and features interior brick chimneys along the ridge line. The foundation is parged. Fenestration consists of a wood paneled door with a four-light window, four-over-one double-hung wood windows, and six-over-six double-hung vinyl windows in the rear additions. The main entry is accessed by a single-bay porch with a front gable roof supported by square posts and features vinyl shingles in the gable end. An ell addition extends off the rear elevation. A gable-roof addition extends off the rear ell addition.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Unknown	Stucco
Roof	Gable, Front	Metal	Standing Seam
Windows	Sash, Double-Hung	Wood	4/1
Chimneys	Interior	Brick	Flue
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1948  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage is a one-story single-bay concrete block structure with a front gable roof covered with seamed metal and features aluminum siding in the gable end. The façade features a central metal roll-up garage door.

-----  
 July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314

**Investigator:** CRI  
**Organization/Company:** Stantec 2034  
**Photographic Media:** Digital  
**Survey Date:** 8/12/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5279  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No: 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. AU-112

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 2250 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2250 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	Fishersville
<b>Zip Code(s):</b>	22980
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** *No Data*

**Site Description:**

July 2013: The house is set on a level open lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house foundation. A paved drive leads from the road to the rear of the house to access the outbuildings.

July 2013: A garage is located to the northeast of the house. A vehicle shed is located to the northeast of the house and garage. A wood shed is located to the east of the house. A shed is located east of the house immediately to the rear of the wood shed. A modern shed is located to the east of the house and to the southeast of the wood shed.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early to mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock. The house has been heavily altered.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	<i>No Data</i>
<b>Date of Construction:</b>	Ca 1940
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame Bungalow-style dwelling clad in vinyl siding with a front gable roof covered in asphalt shingle and features a central front gable dormer and an exterior end brick chimney. The foundation is concrete block. Fenestration consists of a wood paneled door with a four-vertical-light window and nine-over-nine double-hung vinyl windows. The main entry is accessed by a two-bay porch with a shed roof supported by square posts with gingerbread brackets. The southern end of the porch has been enclosed. A shed roof addition extends off the rear elevation and features an exterior end brick chimney. The house has been heavily altered.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	9/9
Chimneys	Exterior End	Brick	Bond, Common
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 2-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed,Vehicle/Equipment  
**Date of Construction:** 1940Ca  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The vehicle shed is a long one-story three-bay frame structure clad in corrugated metal with a front gable roof covered with seamed metal and features exposed rafter ends. The vehicle shed rests on a poured concrete foundation. The façade features a double hinged door flanked by square window openings which have been boarded over. Other fenestration consists of six-light fixed wood windows.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The modern shed is a one-story single-bay prefabricated "Barn"-style frame structure clad in T-111 with a gambrel roof covered in asphalt shingle. The façade features a double hinged door with decorative cross bracing. The foundation is not visible.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed, Wood  
**Date of Construction:** 1940Ca  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The wood shed is a one-story frame structure clad in weatherboard with a side gable roof covered in seamed metal. The wood shed has a poured concrete foundation. Only half of the structure beneath the gable roof is enclosed, the other half is open with the roof supported by log posts.

**Number of Stories:** 1

### Secondary Resource #4

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1980Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage is a long one-story four-bay modern frame structure clad in metal siding with a front gable roof covered with seamed metal and features a central small pyramidal roof cupola along the ridge line. The façade features two open vehicle bays, a metal roll-up garage door, and a modern vinyl door with a nine-light window.

**Number of Stories:** 1

### Secondary Resource #5

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1940Ca  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good

**Threats to Resource:** Public Utility Expansion

**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed behind the wood shed is a one-story frame structure with a gable roof covered in corrugated metal. A shed roof addition clad in corrugated metal extends off the southeast elevation. Visibility of the shed is limited.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

### CRM Events

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5280

**Staff Name:** Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 18 Whitney Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 18 Whitney Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot at the end of Whitney Lane facing southwest. The house is surrounded by a manicured lawn with trees behind. Landscaping consists of flower beds adjacent to the house foundation and occasional ornamental trees and shrubs. A paved drive leads from the road to the attached garage.

July 2013: A shed is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1957
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Excellent
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story frame dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle and features an interior brick chimney. The foundation is not visible. The façade features stone veneer on the lower half of the elevation. Fenestration consists of a multiple-light vinyl picture window flanked by four-over-four double-hung vinyl windows and eight-over-eight double-hung vinyl windows. An attached open carport extends off the southeast elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Fixed	Vinyl	Multiple-light
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Interior	Brick	Bond, American
Structural System and Exterior Treatment	Frame	Stone	Veneer
Windows	Sash, Double-Hung	Vinyl	4/4
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Windows	Sash, Double-Hung	Vinyl	8/8

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The shed is a one-story three-bay frame structure clad in vinyl siding with a side gable roof covered in asphalt shingle. The façade is pierced by a central door flanked by six-over-six double-hung vinyl windows. The foundation is not visible.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5281
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 2160 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2160 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set far back on a large gently rolling property facing the road across pasture fields. The house is immediately surrounded by a manicured lawn and large mature trees. The lawn is enclosed from the pasture fields by a rail fence. Visibility of the house is impeded by distance and the mature trees. A long gravel drive leads from the road to the vehicle shed.

July 2013: A vehicle shed is located to the east of the house. A secondary dwelling is located to the west of the house. A cattle shed is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1945
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story concrete block dwelling with a front gable roof covered in asphalt shingle. The house rests on a raised concrete block foundation. Fenestration consists of one-over-one double-hung wood windows. The main entry is accessed by a single-bay hipped roof porch supported by square posts. A gable roof side addition extends off the northwest elevation. A hipped roof addition extends off the rear elevations of the house and side addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Masonry	Concrete	Block
Roof	Gable, Front	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Porch	1-story, 2-bay	Wood	Post, Square
Chimneys	None	No Data	No Data

**Secondary Resource Information**

**Secondary Resource #1**

- Resource Category:** Domestic
- Resource Type:** Secondary Dwelling
- Date of Construction:** 1945
- Date Source:** Site Visit
- Historic Time Period:** World War I to World War II (1917 - 1945)
- Historic Context(s):** Domestic
- Architectural Style:** No Discernable Style
- Form:** No Data
- Condition:** Fair
- Threats to Resource:** Public Utility Expansion
- Cultural Affiliations:** No Data
- Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The secondary dwelling is a one-story four-bay concrete block structure with a side gable roof covered in asphalt shingle and features an interior brick chimney, an exterior concrete block flue, and asbestos shingle in the gable end. Visible fenestration consists of three-over-one double-hung wood windows. A gable roof side addition extends off the southwest elevation and features a secondary entry accessed by a single-bay shed roof porch and weatherboard siding in the gable end. The secondary dwelling is in poor condition and appears to be vacant.

**Number of Stories:** 1

**Secondary Resource #2**

- Resource Category:** Agriculture/Subsistence
- Resource Type:** Animal Shelter/Kennel
- Date of Construction:** 1945
- Date Source:** Site Visit
- Historic Time Period:** World War I to World War II (1917 - 1945)
- Historic Context(s):** Domestic
- Architectural Style:** No Discernable Style
- Form:** No Data
- Condition:** Fair
- Threats to Resource:** Public Utility Expansion
- Cultural Affiliations:** No Data
- Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The cattle shed is a one-story single-bay frame structure clad in board-and-batten siding with a shed roof. An open bay pierces the façade. The foundation is not visible.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed, Vehicle/Equipment  
**Date of Construction:** 1945  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The vehicle shed is a one-story two-bay open post-in-ground structure with a shed roof. The southeast elevation is clad in metal siding.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5282  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 2127 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2127 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot close to and facing the road surrounded by a manicured lawn. Landscaping consists of small shrubs adjacent to the house foundation. A gravel drive leads from the road to the rear of the house.

July 2013: No secondary resources were observed during the current survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1938
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in aluminum siding with a side gable roof covered in asphalt shingle and features an interior brick chimney. The foundation is not visible. Fenestration consists of paired and single one-over-one double-hung wood windows. The main entry is accessed by a front gable porch enclosed with aluminum siding, a metal storm door, and metal windows. A hipped roof side addition extends off the west elevation. A shed roof addition extends off the rear of the side addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Interior	Brick	Flue
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Porch	1-story	Wood	Enclosed

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5283  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 2171 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2171 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set back from and facing the road on a gently sloping lot surrounded by a manicured lawn. Landscaping consists of mature large trees across the front lawn and shrubs adjacent to the house. A paved drive leads from the road to the garage and to the south end of the house.

July 2013: A springhouse is located to the east of the house near to the road. A garage is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the late nineteenth to early twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1900
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Gothic Revival
<b>Form:</b>	No Data
<b>Number of Stories:</b>	2.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a two-story two-bay Carpenter Gothic-style frame dwelling clad in aluminum siding with a cross gable roof covered in asphalt shingle and features a massive multi-stack central interior brick chimney, an exterior brick chimney and scrollwork sawn brackets under the eaves. The house sits on a stone foundation. The main entry is a raised panel wood door surrounded by side lights and a four-light transom. The main entry is accessed by a raised one-story three-bay porch with a hipped roof supported by Doric columns. Windows are six-over-six double-hung sash wood windows surmounted by triangular fixed light wood windows with diamond panes. A one-story gable roof ell addition extends off the rear elevation. A one-story shed roof addition extends off the rear elevation to the west of the ell addition and features an engaged single bay porch. A one-story shed roof addition extends off the east side of the ell addition and the rear of the house and features a two-bay engaged porch. An attached garage addition extends off the rear of the ell addition and features a front gable roof and a paneled roll-up garage door with four lights.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	6/6
Windows	Arch, Pointed	Wood	Diamond-paned
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Foundation	Solid/Continuous	Stone	Ashlar, Coursed
Roof	Gable, Cross	Asphalt	Shingle
Porch	1-story, 3-bay	Wood	Columns, Tuscan
Chimneys	Central interior	Brick	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1940
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The garage is a two-bay two-story concrete block structure with a front gable roof covered in asphalt shingle and features asbestos shingle in the gable end. Fenestration consists of wood paneled garage doors with two lights and three-over-one double-hung sash wood windows.

**Number of Stories:** 2

**Secondary Resource #2**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Spring/Spring House
<b>Date of Construction:</b>	1900
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The spring house is a low stone structure with a front gable roof covered in asphalt shingle. The roof has recently been rebuilt. A bulkhead stairway accesses a small narrow door in the south elevation. A diamond shaped window opening fitted with a wooden grate pierces the east elevation. A concrete sluice exits the structure on the north elevation and leads to a stream.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** No Data

**Local Historic District Name:** No Data

**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5284

**Staff Name:** Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** No Data

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 2173 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2173 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot back from and facing the road and is surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house foundation. A paved drive leads from the road to the west side of the house.

July 2013: A shed is located to the west of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1953
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story five-bay Ranch-style frame dwelling clad in brick veneer with a side gable roof covered in asphalt shingle and features an interior brick chimney along the ridgeline and vinyl siding in the gable ends. The foundation is not visible. Fenestration consists of a multiple light picture window, six-over-six and eight-over-eight double-hung sash wood windows. A gable roof addition extends off the southeast elevation and features multiple louvered metal windows and an interior concrete block flue.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Wood	6/6
Foundation	Solid/Continuous	Unknown	Not Visible
Porch	1-story	Wood	Enclosed
Windows	Sash, Double-Hung	Wood	8/8
Chimneys	Interior	Brick	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. A double hinged door with decorative cross bracing pierces the façade. The shed sits on concrete piers.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5285  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, Jefferson Highway

#### Property Evaluation Status

DHR Staff: Not Eligible

#### Property Addresses

Current - Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

### Additional Property Information

**Architecture Setting:** Rural

**Acreage:** No Data

#### Site Description:

July 2013: The house is set far back from and facing the road surrounded by pasture. Landscaping consists of occasional trees. A dirt drive leads from the road to the front of the house.

July 2013: No secondary resources were observed during the survey.

#### Surveyor Assessment:

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1955
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay concrete block dwelling with a front gable roof and features an interior brick chimney and asbestos shingle in the gable ends. The foundation is not visible. Fenestration consists of one-over-one double-hung wood windows. The main entry is accessed by a one-story single-bay porch with a front gable roof supported by square posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Front	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Central interior	Brick	Flue
Structural System and Exterior Treatment	Masonry	Concrete	Block
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5286  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**  
*No Data*

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	School, 2076 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2076 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The school is set back from and facing the road on a level lot surrounded by a small strip of manicured lawn. Landscaping consists of mature trees and shrubs adjacent to the school. A large paved lot lies between the school and the road and a paved drive leads from the lot past the east side of the school to access the paved play yard to the rear of the school. The play yard is enclosed by a privacy fence.

July 2013: An equipment shed is located to the northeast of the school.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Education
<b>Resource Type:</b>	School
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1958
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Education
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Post Modern
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The school is a one-story frame mid-century-style structure clad in brick veneer with a flat roof. Fenestration consists of a glass door flanked by large single-light fixed metal windows, rows of adjoining one-over-one hopper metal windows, and six-light hopper metal windows. The main entry is sheltered by an overhanging eave and is accessed by a concrete flight of stairs and concrete ramp with metal pipe railings. Three bays on the façade have been enclosed with plywood siding and louvered panels. A large one-story flat roof addition extends off the rear elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Fixed	Metal	Multiple-light
Porch	None	No Data	No Data
Foundation	Solid/Continuous	Unknown	Not Visible
Structural System and Exterior Treatment	Masonry	Brick	Veneer
Windows	Sash, Double-Hung	Metal	1/1
Chimneys	None	No Data	No Data
Roof	Flat	Unknown	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed, Vehicle/Equipment  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Education  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data  
**Architectural Description:**  
 July 2013: The equipment shed is a modern one-story concrete structure with a gable roof. An open addition extends off the south elevation and features a shed roof covered in corrugated metal.  
**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5287  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> Commercial Building, 2024 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2024 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The commercial garage is set close to and facing the road on an open level lot surrounded by a gravel and paved lot. The parking lot also provides access to the road.

July 2013: A carport is located to the immediate northwest of the garage.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Commerce/Trade
<b>Resource Type:</b>	Commercial Building
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	Ca 1945
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Commerce/Trade
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The commercial garage is a one-story five-bay concrete block structure with a stuccoed exterior and flat roof with a parapet front on the façade and east and west elevations. The garage rests on a brick foundation. Fenestration across the façade is modern and consists of a vinyl door flanked by two-light fixed vinyl windows and two vinyl roll-up garage doors. Other fenestration consists of twenty-light industrial wood windows, and a nine-over-nine double-hung sash vinyl window. Window and door openings on the north and west elevations have been blocked over. The façade face is divided into three sections by shallow rectangular column-like projections. Other features include an interior brick chimney and a bulkhead entrance on the north elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Fixed	Wood	Multiple-light
Porch	None	No Data	No Data
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Central interior	Brick	Flue
Roof	Parapet	Unknown	Not Visible
Foundation	Solid/Continuous	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1980Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Commerce/Trade  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The carport is a modern open metal structure with a shallowly pitched front gable roof covered in metal supported by metal posts.

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5288  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> Commercial Building, 2016 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2016 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The commercial building, formerly a garage, is set back from and facing the road on an open level lot surrounded by a paved lot. The parking lot also provides access to the road. A rail fence runs against the west side of the paved lot.

July 2013: No secondary resources were observed during the survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Commerce/Trade
<b>Resource Type:</b>	Commercial Building
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1946
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Commerce/Trade
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The commercial building is a one-story three-bay concrete block structure with a front gable roof covered in asphalt shingle. The building rests on a concrete block foundation. The façade is clad in brick veneer and has modern fenestration consisting of a central vinyl door flanked by single-light fixed vinyl windows. A ten-light fixed wood window and two modern vinyl garage doors with eight-lights pierce the east elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Fixed	Wood	Multiple-light
Porch	None	No Data	No Data
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Front	Asphalt	Shingle
Structural System and Exterior Treatment	Masonry	Brick	Veneer
Windows	Fixed	Wood	1-light
Chimneys	None	No Data	No Data

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5289  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** No Data  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 1994 Jefferson Highway

#### Property Evaluation Status

DHR Staff: Not Eligible

#### Property Addresses

Current - 1994 Jefferson Highway

County/Independent City(s):	Augusta (County)
Incorporated Town(s):	No Data
Zip Code(s):	No Data
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	WAYNESBORO WEST

### Additional Property Information

Architecture Setting: Suburban

Acreage: No Data

#### Site Description:

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. A gravel drive leads from the road to the garage.

July 2013: A garage is located to the northeast of the house.

#### Surveyor Assessment:

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

Surveyor Recommendation: No Data

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	No Data
Date of Construction:	1941
Date Source:	Local Records, Tax
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	Other
Form:	Bungalow
Number of Stories:	1.5
Condition:	Fair
Threats to Resource:	Public Utility Expansion
Cultural Affiliations:	No Data
Cultural Affiliation Details:	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame Bungalow-style dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle and features a shed roof dormer with boarded over window opening and an central interior brick chimney. The foundation is brick laid in American bond. Fenestration consists of a modern vinyl door and single and paired four-over-one double-hung sash wood windows. The main entry is accessed by a one-story four-bay porch with a shed roof supported by decorative metal posts. A one-story gable roof addition extends off the rear elevation and features two interior brick chimneys. Small shed roof additions extend off the east elevations of the house and rear addition and features a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	4/1
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Interior	Brick	Flue
Porch	1-story, 4-bay	Wood	Cast Metal Supports
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Foundation	Solid/Continuous	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1941  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage is a one-story one-bay frame structure clad in board-and-batten siding with a front gable roof covered in seamed metal. The façade features a paneled wood garage door. A shed roof addition clad in vertical board extends off the east elevation.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5290  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1976 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1976 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of occasional trees and shrubs. A gravel drive leads from the road to the garage.

July 2013: A garage is located to the northwest of the house. Two sheds are located north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1941
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in aluminum siding with a side gable roof covered in asphalt shingle and features a large central front gable projection pierced by a three-light casement wood window. The foundation is parged. Fenestration consists of a paneled wood door with a three-light window and one-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay porch with a hipped roof supported by turned wood posts. A one-story shed roof addition extends off the rear elevation. A small gable roof side addition extends off the east elevation of the house and rear addition and features a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Parged
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Porch	1-story, 3-bay	Wood	Posts, Turned
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	None	No Data	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1941  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed located near the rear of the house is a one-story one-bay frame structure clad in brick-textured tar paper with a overhanging front gable roof covered in seamed metal and features exposed rafter ends. The shed rests on a poured concrete foundation. A vertical board door pierces the façade and is accessed by an engaged two-bay porch which sits on a concrete block foundation. A barn light is located in the gable end.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1960  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed located to the north of the house and other shed is a one-story two-bay frame structure clad in vinyl siding with a shed roof covered in seamed metal. The façade features a vertical board door and a six-over-six double-hung sash wood window. The foundation is not

visible.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1941  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

#### Architectural Description:

July 2013: The garage is a one-story two-bay frame structure clad in vinyl siding with a front gable roof covered in seamed metal and features an exterior brick chimney. The garage sits on a poured concrete foundation. The façade features two garage door openings which have been boarded over with vertical boards.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5291  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1958 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1958 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a small sloping lot at the intersection of Maple Road and Jefferson Highway. The house is close to and facing Jefferson Highway surrounded by a manicured lawn. Landscaping consists of two large trees near Jefferson Highway. A gravel drive leads from Maple Road to the garage.

July 2013: A garage is located to the north of the house. A garage is located northeast of the house. A shed is located to the northeast of the house adjacent to the northeastern garage.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1941
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in seamed metal and features a large central front gable projection pierced by a four-light fixed wood window. An interior concrete flue is located along the ridge line. The foundation is poured concrete. Fenestration consists of one-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay porch with a shed roof supported by decorative metal posts. A one-story gable roof ell addition extends off the rear elevation and features an exterior brick chimney. A one-story shed roof addition extends off the east elevation of the ell addition and features a vinyl door accessing the attached deck.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Interior	Concrete	Block
Roof	Gable, Side	Metal	Standing Seam
Foundation	Solid/Continuous	Concrete	Poured
Chimneys	Exterior End	Brick	Flue
Porch	1-story, 3-bay	Wood	Cast Metal Supports
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The garage located to the northeast of the house is a one-story two-bay frame structure clad in T-111 siding with a front gable roof covered in asphalt shingle. The façade features two vinyl garage doors. The foundation is concrete block. An exterior brick chimney is located centrally on the rear elevation.

**Number of Stories:** 1

**Secondary Resource #2**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The shed is a small single-bay modern frame structure clad in weatherboard with a front gable roof covered in asphalt shingle. The shed rests on concrete block piers.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1941  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage located north of the house is a one-story single-bay frame structure clad in vertical board with a front gable roof covered in seamed metal and features exposed rafter ends. The foundation is not visible. The façade features a double hinged door with clipped upper corners.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5292  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 12 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 12 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is located on a narrow sloping lot at the intersection of Jefferson Highway and First Street. The house is set close to and faces Jefferson Highway surrounded by a manicured lawn. Landscaping consists of occasional shrubs. A short wide paved drive leads from First Street to a parking space and to the garage located in the basement level of the house.

July 2013: No secondary resources were observed during the current survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1956
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle and features an interior brick chimney along the ridgeline. The foundation is concrete block. Fenestration consists of a modern vinyl door and one-over-one double-hung sash vinyl windows. The main entry is accessed by a single-bay porch with a front gable roof supported by decorative metal posts. A small shed roof addition extends off the rear elevation and features a secondary entry and horizontally divided double-hung sash wood windows. A raised two-bay porch on a concrete block foundation with a shed roof supported by metal posts also extends off the rear elevation and accesses the secondary entry on the rear addition. Other features include a garage in the basement level with a paneled wood garage door with four lights piercing the foundation of the west elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	1/1
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Chimneys	Central interior	Brick	Flue
Porch	1-story, 1-bay	Wood	Cast Metal Supports

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5293  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1967 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1967 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set close to and faces the road surrounded by a manicured lawn with trees behind. Landscaping consists of large trees and plant beds adjacent to the house. A gravel drive leads from the road to the rear of the house.

July 2013: A garage is located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1954
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Colonial Revival, Cape Cod
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay Cape Cod-style frame dwelling clad in aluminum siding with a side gable roof covered in asphalt shingle and features two front gable dormers and an interior brick chimney along the ridgeline. The foundation is concrete block. Fenestration consists of a paneled wood door with a six-light window and one-over-one double-hung sash vinyl windows. The main entry is accessed by a single-bay porch with a front gable roof supported by square posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 1-bay	Wood	Post, Square
Chimneys	Central interior	Brick	Flue

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The garage is a modern one-story metal structure clad in metal siding with a shallowly pitched front gable roof covered in metal siding. The façade features a metal roll-up garage door.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5294
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1969 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1969 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot back from and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house. A gravel drive leads from the road to the west side of the house.

July 2013: A shed is located to the west of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1949
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in vinyl siding with a front gable roof covered in asphalt shingle and features a front gable dormer on the east and west elevations and an interior brick chimney along the ridgeline. The raised foundation is concrete block. Fenestration consists of a paneled wood door flanked by sidelights, one-over-one double-hung sash wood windows, and paired horizontally divided double-hung sash wood windows. The main entry is accessed by a raised three-bay porch with a hipped roof supported by square posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Front	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Interior	Brick	Flue
Porch	1-story, 3-bay	Wood	Posts, Turned

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is a one-story three-bay frame structure clad in plywood with a front gable roof covered in asphalt shingle. The façade features a central double hinged door with decorative cross bracing flanked by one-over-one double-hung sash metal windows. A secondary entry pierces the east elevation. A shed roof addition extends off the rear elevation.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5295  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1981 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1981 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house and occasionally through the grounds. A gravel drive leads from the road to the southeast side of the house.

July 2013: A shed is located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story two-bay brick Bungalow-style dwelling with a hipped roof covered in seams metal and features a hipped roof dormer clad in vinyl siding on the façade and rear elevations. The foundation is parged. Fenestration consists of triple, paired and single three-over-one double-hung sash wood windows. The engaged single-bay front porch supported by a brick column has been enclosed with vinyl siding. The enclosed porch features a vinyl door and single and paired three-over-one double-hung sash vinyl window. Other features include an exterior brick chimney.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Brick	Bond, Common
Windows	Sash, Double-Hung	Wood	3/1
Windows	Sash, Double-Hung	Vinyl	3/1
Foundation	Solid/Continuous	Concrete	Parged
Porch	1-story, 1-bay	Brick	Enclosed
Roof	Hipped	Metal	Standing Seam
Structural System and Exterior Treatment	Masonry	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is a small single-bay frame structure clad in T-111 siding with a front gable roof covered in asphalt shingle. The shed sits on piers of unidentified material. A narrow door fabricated of T-111 siding with decorative cross bracing pierces the façade.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5296  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 62 Maple Road
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 62 Maple Road

**County/Independent City(s):** Augusta (County)

**Incorporated Town(s):** *No Data*

**Zip Code(s):** *No Data*

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** *No Data*

**Site Description:**

July 2013: The house is set on a gently sloping lot back from and facing the road surrounded by a manicured lawn. Landscaping consists of shrubs adjacent to the house and occasional trees. A paved drive leads from the end of Maple Road to the garage.

July 2013: A garage is located to the west of the house. A vehicle shed is located to the west of the house and garage. A shed is located to the northwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> <i>No Data</i>
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**Primary Resource Information**

**Resource Category:** Domestic

**Resource Type:** Single Dwelling

**NR Resource Type:** Building

**Historic District Status:** *No Data*

**Date of Construction:** 1948

**Date Source:** Local Records, Tax

**Historic Time Period:** The New Dominion (1946 - 1991)

**Historic Context(s):** Domestic

**Other ID Number:** *No Data*

**Architectural Style:** Other

**Form:** Bungalow

**Number of Stories:** 1.5

**Condition:** Good

**Threats to Resource:** Public Utility Expansion

**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story two-bay frame Bungalow-style dwelling clad in aluminum siding with a side gable roof covered in pressed metal shingle and features a large central front gable dormer on the façade and rear elevation. The foundation is not visible. Fenestration consists of single and paired six-over-six double-hung sash vinyl windows. The main entry is accessed by a one-story three-bay front porch with a shed roof supported by square wood columns. A one-story shed roof addition extends off the rear elevation. Other features include a central interior brick chimney.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Metal	Shingle, Pressed
Chimneys	Central interior	Brick	Flue
Foundation	Not Visible	Unknown	Not Visible
Windows	Sash, Double-Hung	Vinyl	6/6
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Porch	1-story, 3-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed,Vehicle/Equipment  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The vehicle shed is a large one-story three-bay frame structure clad in vinyl siding with a front gable roof covered in seamed metal. The façade features a modern vinyl garage door flanked by a six-over-six double-hung sash vinyl window and a vinyl door.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1948  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The garage is a one-story frame structure clad in vinyl siding with a front gable roof covered in seamed metal. The foundation is not visible. A small shed roof addition extends off the façade and features plywood siding and a central modern vinyl garage door flanked by one-

over-one double-hung sash vinyl windows. A shed roof addition extends off the rear elevation.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1948  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed is a frame structure clad in vinyl siding with a gable roof covered in seamed metal. Visibility of the shed is low.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5297  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 26 Shortys Place
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 26 Shortys Place

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot back from and facing the road surrounded by a manicured lawn and mature trees. A gravel drive leads from the road to south of the house. A concrete walkway leads from the house to the end of the drive. A house has been recently built southwest of the house.

July 2013: A shed is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1949
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story five-bay frame duplex dwelling clad in vinyl siding with a side gable roof covered by asphalt shingle and features two interior brick chimney flues. The foundation is not visible. Fenestration consists of single and paired one-over-one double-hung sash wood windows. The façade features two wood doors with windows. The main entry is accessed by a one-story six-bay front porch with a shed roof supported by decorative metal posts. A one-story shed roof addition extends off the rear elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Interior	Brick	Flue
Porch	1-story, 6-bay	Wood	Cast Metal Supports
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

No Data

**Architectural Description:**

July 2013: The shed is a frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. Visibility of the shed is low.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5298
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 21 Shortys Place
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 21 Shortys Place

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot close to Shortys Place and Pinehurst Lane and facing Pinehurst Lane surrounded by a manicured lawn. Landscaping consists of shrubs and trees. A gravel drive leads from the end of Shortys Place around the east side of the house to the end of Pinehurst Lane. The rear elevation, which faces Shortys Place, is currently used as the primary entry.

July 2013: A garage is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Craftsman
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay Bungalow-style brick dwelling with a side gable roof covered with fish scale asphalt shingles and features large central front gable dormers clad in vinyl siding on the façade and rear elevation. The foundation is not visible. Fenestration consists of single and paired one-over-one double-hung sash vinyl windows and one three-over-one double-hung sash wood window in a gable end. The main entry is accessed by a one-story three-bay front porch with a hipped roof supported by battered square columns on brick piers. Other features include an interior brick chimney flue, a bulkhead entrance, and a one-story three-bay shed roof rear porch which accesses two secondary entries.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	3/1
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Brick	Flue
Porch	1-story, 3-bay	Wood	Columns on Piers
Structural System and Exterior Treatment	Masonry	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The garage is a one-story two-bay brick structure with a front gable roof covered in fish scale asphalt shingle. The foundation is poured concrete. The façade features aluminum siding and is pierced by a wood paneled garage door with four lights and a wood panel door with three staggered horizontal lights.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5299
<b>Staff Name:</b>	Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 11 Shortys Place
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 11 Shortys Place

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot close to Shortys Place and Pinehurst Lane and facing Pinehurst Lane surrounded by a manicured lawn. Landscaping consists of shrubs adjacent to the house and occasional trees. A short gravel drive leads from Pinehurst Lane to the west corner of the house. The rear elevation, which faces Shortys Place, is currently used as the primary entry.

July 2013: A shed is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1961
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle and features an interior concrete block flue. The foundation is concrete block. Fenestration consists of a wood panel door with a three horizontal light window and single and paired one-over-one double-hung sash vinyl windows. The main entry is accessed by a one-story three-bay porch with a shed roof supported by decorative metal posts. The rear elevation features a shed roof addition and a two-bay porch with a shed roof supported by square posts which accesses a secondary entry.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Central interior	Concrete	Block
Porch	1-story, 3-bay	Wood	Cast Metal Supports
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1961  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed is a small single-bay frame structure clad in asbestos shingle with a front gable roof covered in asphalt shingle.

-----  
 July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones

**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**  
Add report and resource information.

**Project Bibliographic Information:**  
A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5300  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No. 2012-1314

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5300  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia  
Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**  
A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**  
*No Data*  
**Property Notes:**  
*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 17 Pinchurst Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 17 Pinchurst Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs and planting beds adjacent to the house and treelines at the property's boundaries. A gravel drive leads from the road to the rear of the house.

July 2013: A shed is located to the southeast of the house. A shed is located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1942
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame Bungalow-style dwelling clad in asbestos shingle with a front gable roof covered in composite shingle and features an interior parged flue. The foundation is poured concrete. Fenestration consists of a wood panel door with a three-light window and three-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay porch with a hipped roof supported by turned posts. The rear elevation features a single-bay porch with a front gable roof supported by turned posts which accesses a secondary entry. The northwest elevation features a bulkhead entrance to the basement.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Front	Composite	Shingle
Windows	Sash, Double-Hung	Wood	3/1
Chimneys	Interior	Stucco	Flue
Foundation	Solid/Continuous	Concrete	Poured
Porch	1-story, 3-bay	Wood	Posts, Turned
Structural System and Exterior Treatment	Frame	Wood	Shingles, Asbestos

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the southeast of the house is a modern prefabricated three-bay frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. The shed sits on a concrete pier foundation. The façade features a central double hinged door with decorative cross-bracing flanked by four-over-four double-hung sash vinyl windows.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the southwest of the house is a modern prefabricated single-bay frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. The façade features a central double hinged door with decorative cross-bracing.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5301  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014

**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1954 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1954 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a sloping lot at the corner of Jefferson Highway and Maple Road close to and facing Jefferson Highway surrounded by a manicured lawn. Landscaping consists of shrubs and planting beds adjacent to the house and treelines at the property's boundaries. A short paved drive leads from Maple Road to the garage.

July 2013: A garage is located to the east of the house. A shed is located to the northeast of the house. A garage fronting Maple Road is located northeast of the house and shed.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1936
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame Bungalow-style dwelling clad in vinyl siding with a clipped front gable roof covered in seamed metal and features two interior brick chimneys. The foundation is parged. Fenestration consists of a wood panel door with a single-light window and single and paired one-over-one double-hung sash vinyl windows. The main entry is accessed by a one-story three-bay porch with a hipped roof supported by vinyl columns. Other features include a hipped roof addition extending off the rear elevation and a small gable roof projection on the northwest elevation.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Parged
Windows	Sash, Double-Hung	Vinyl	1/1
Roof	Gable, Clipped(Jerkinhead)	Metal	Standing Seam
Chimneys	Interior	Brick	Flue
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 3-bay	Wood	Columns

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1936  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed is a single-bay frame structure clad in weatherboard with a shed roof covered in seamed metal. The shed sits on a poured concrete foundation. A narrow hinged door pierces the façade.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1936  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage located to the east of the house is a one-story single-bay frame structure clad in weatherboard with a shed roof covered in seamed metal. The garage sits on a parged foundation. The façade features a double hanging door.

-----  
July 2013

**Number of Stories:** 1

**Secondary Resource #3**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1936  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage located to the northeast of the house is a one-story three-bay frame structure clad in vertical board with a shed roof covered in seamed metal. The garage sits on a poured concrete foundation. The façade features double hinged doors in the three bays.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5302  
**Staff Name:** Andrea Kampinen

**Event Date:** 4/23/2014

**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1938 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1938 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set close to and overlooking Jefferson Highway surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs and planting beds adjacent to the house and occasional shrubs and trees. A wide paved drive leads from the road to the garage. A poured concrete retaining wall reinforces the grade between the lawn and the road.

July 2013: A garage is located to the east of the house. A shed is located to the northeast of the house. A shed is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1936
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Colonial Revival
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in seamed metal which features two front gable projections with six-light lunette wood windows and an interior brick chimney. The foundation is not visible. Fenestration consists of a wood-and-glass door and paired one-over-one double-hung sash vinyl windows. The main entry is sheltered by a front gable awning. A single-bay side porch extends off the southeast elevation with a gable roof supported by battered square columns on brick piers and accesses a secondary entry. A one-story gable roof side addition extends off the southeast elevation. A one-story gable roof ell addition extends off the rear elevation and features a secondary entry. A one-story shed roof addition extends off the rear elevation.

July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 1-bay	Wood	Columns on Piers
Chimneys	Interior	Brick	Flue
Foundation	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Windows	Sash, Double-Hung	Vinyl	1/1, Paired

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed located northeast of the house is a modern frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. Fenestration consists of double and single hinged doors with decorative cross bracing and louvered three-light vinyl windows.

July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1936  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The garage is a one-story single-bay frame structure clad in vinyl siding with a front gable roof covered in corrugated metal. The garage sits on a concrete block foundation. A shed roof addition extends off the southeast elevation. The façade and the addition feature vinyl garage doors.

-----  
July 2013

**Number of Stories:** 1

**Secondary Resource #3**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1936  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the north of the house is a one-story single-bay frame structure clad in weatherboard with an overhanging front gable roof covered in asphalt shingle and features exposed rafter ends. The shed sits on a concrete foundation. A narrow vertical plank door pierces the façade.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**  
Add report and resource information.

**Project Bibliographic Information:**  
A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5303  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**  
DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1930 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1930 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set back from and overlooking Jefferson Highway surrounded by a manicured lawn. Landscaping consists of flower beds, shrubs, and trees. A paved drive leads from the road to the carport and to the attached garage in the basement level of the house. A tall poured concrete retaining wall reinforces the grade between the lawn and the road.

July 2013: A carport is located to the southwest of the house. Two sheds are located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1949
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Craftsman
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in stone veneer with a side gable roof covered in asphalt shingle which features an exterior end brick chimney. The foundation is not visible. Fenestration consists of a wood door and paired and single three-over-one double-hung sash wood windows capped by brick soldier course arches. The main entry is accessed by a single-bay porch with a front gable roof supported by columns on brick piers. The front gable roof of the porch features wood shingles in the gable end. A shed roof addition extends off the rear elevation. Other features include an attached garage accessed by a wood garage door with two-lights which pierces the basement level of the façade.

July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Stone	Veneer
Windows	Sash, Double-Hung	Wood	3/1, Paired
Windows	Sash, Double-Hung	Wood	3/1
Foundation	Not Visible	Unknown	Not Visible
Porch	1-story, 1-bay	Wood	Columns on Piers
Chimneys	Exterior End	Brick	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The shed located to the east of the house and the other shed is a frame structure clad in vinyl siding with a side gable roof covered with asphalt shingle.

July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The carport is an open modern metal structure with a shallowly pitched front gable roof covered by corrugated metal supported by metal posts.

-----  
July 2013

**Secondary Resource #3**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the east of the house is a three-bay frame structure clad in vinyl siding with a side gable roof covered with asphalt shingle. The façade features a central double hinged door flanked by four-over-four double-hung sash vinyl windows.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5304  
**Staff Name:** Andrea Kampinen

**Event Date:** 4/23/2014

**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 11 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 11 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a sloping narrow lot close to and facing Jefferson Highway surrounded by a manicured lawn. Landscaping consists of occasional trees. A short wide paved drive leads from First Street to the rear of the house.

July 2013: Two sheds are located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock. The house has been heavily altered.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1945
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story frame dwelling with a stucco exterior and a side gable roof covered in asphalt shingle which features an interior stucco chimney. The foundation is not visible. Fenestration consists of a modern metal and glass door and three-over-one double-hung sash wood windows. A gable roof addition extends off the façade which features the main entry, vinyl siding, and two-light fixed wood windows. A small gable roof ell addition extends off the rear elevation. A shed roof addition extends off the rear elevation. A shed roof partially enclosed porch extends off the rear of the additions and accesses a secondary entry.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Fixed	Wood	Multiple-light
Windows	Sash, Double-Hung	Wood	3/1
Foundation	Solid/Continuous	Unknown	Not Visible
Porch	None	No Data	No Data
Structural System and Exterior Treatment	Frame	Stucco	Stuccoed
Chimneys	Central interior	Concrete	Parged

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed is a modern prefabricated "Barn"-style frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed is an modern metal carport with a front gable roof supported on metal posts enclosed by metal sheeting and fence paling panels.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5305  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014

**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1947 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1947 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a sloping narrow lot at the corner of Jefferson Highway and First Street close to and facing Jefferson Highway surrounded by a manicured lawn. Landscaping consists of evergreen shrubs adjacent to the road and occasional trees. A paved drive leads from the road to the garage. The drive also accesses a poured concrete parking space located between the house and the road.

July 2013: A shed is located to the south of the house. A garage is located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1943
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story frame dwelling clad in stone veneer with a side gable roof covered in asphalt shingle which features an interior brick chimney and an exterior end concrete block flue. The foundation is concrete block. Fenestration consists of a wood paneled door with a four-light lunette window, one-over-one double-hung sash wood windows, and three-over-one double-hung sash wood windows. Window and door openings have decorative brick veneer surrounds. The main entry is located in a front gable addition which extends off the center of the façade. A shed roof porch extends off the rear elevation.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Windows	Sash, Double-Hung	Wood	3/1
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Masonry	Stone	Veneer
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Central interior	Brick	Flue
Porch	1-story	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The garage is a two-bay modern metal structure with an arched roof which flows down into the walls. The structure's roof and walls are of accorioned metal sheeting. The façade is clad in vinyl siding and features a metal roll-up garage door and a vinyl door.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a modern prefabricated frame structure clad in vinyl siding with a side gable roof covered in asphalt shingle. The façade features a central double hinged door flanked by four-over-four double-hung sash vinyl windows.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5306  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 2240 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 2240 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing Jefferson Highway surrounded by a manicured lawn with trees behind. Landscaping consists of occasional mature trees and shrubs. A paved drive leads from Whitney Lane to the rear of the house.

July 2013: No secondary resources were noted during the current survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1945
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in pressed metal shingles and features a large central shed roof dormer on the front and rear sides of the roof, two interior brick chimney along the ridgeline, and an exterior concrete block flue. The raised foundation is poured concrete. Fenestration consists of a recessed paneled wood door with a large single-light window, one-over-one double-hung wood windows, and six-light fixed wood windows in the raised basement. The main entry is accessed by a metal flight of stairs under a one-story three-bay porch with a shed roof supported by metal posts covered by vinyl columns. A bay window projects from the east elevation and is clad with board-and-batten siding and rests on brick piers. A bulkhead entry to the raised basement is accessed beneath the bay window. A one-story concrete block shed roof addition extends off the rear elevation and features a secondary entry.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Exterior End	Concrete	Block
Roof	Gable, Side	Metal	Shingle, Pressed
Foundation	Solid/Continuous	Concrete	Poured
Windows	Sash, Double-Hung	Wood	1/1
Chimneys	Interior	Brick	Flue
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 3-bay	Metal	Columns, Fluted

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

**Project Staff/Notes:**  
 Add report and resource information.

**Project Bibliographic Information:**  
 A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5307  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> Commercial Building, Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The commercial building is set on a large level open lot close to and facing the road. The building is surrounded by a mown lawn with a pasture behind. A gravel drive leads from the road to the front of the building. A dirt drive leads from the gravel drive past the west side of the building and into the field behind.

July 2013: Two sheds are located to the southeast of the building. A garage is located to the southeast of the building. A workshop is located to the southeast of the building.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Commerce/Trade
<b>Resource Type:</b>	Commercial Building
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	Ca 1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	2.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The building, the Elm Spring Orchard farmer's market, is a two-story building with a shed roof covered in seamed metal. The first story is concrete block and the second story is frame clad in weatherboard and board-and-batten. Door and window openings across the lower level of the façade have been blocked up. Other fenestration includes six-over-six double-hung sash wood windows and hanging vertical board doors. A seven-bay one-story porch with a shed roof supported by square posts extends across the façade. A two-story gable roof addition extends off the rear elevation.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Chimneys	None	No Data	No Data
Roof	Gable, Side	Metal	Standing Seam
Structural System and Exterior Treatment	Masonry	Concrete	Block
Windows	Sash, Double-Hung	Wood	6/6
Porch	1-story, 7-bay	Wood	Post, Square
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in plywood with a gable roof covered in asphalt shingle.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1950Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in weatherboard with a shed roof covered in seamed metal. A shed roof addition clad in horizontal boards and corrugated metal extends off the rear elevation.

-----  
July 2013

**Number of Stories:** 1

**Secondary Resource #3**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1950Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The garage is a one-story concrete block structure with a shed roof covered in seamed metal. Fenestration on the rear elevation consists of six-light fixed metal windows.

-----  
July 2013

**Number of Stories:** 1

**Secondary Resource #4**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Workshop  
**Date of Construction:** 1980Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The workshop is a one-story frame structure clad in metal siding with a shallowly pitched gable roof covered in seamed metal. A three-light metal window pierces the northwest elevation.

-----  
July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Other

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**

Add report and resource information.

#### Project Bibliographic Information:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5308  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**

DHR File No. 2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

### Bibliographic Information

#### Bibliography:

No Data

#### Property Notes:

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 9 Lilly Drive
--	-------------------------------------

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 9 Lilly Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is located on the level portion of a lot that slopes up from the street, and is accessed by a paved drive. Large trees and shrubs obscure most of the house from view from the public access road. A grassy drive leads to a lower-level garage.

July 2013: Secondary resources include a shed located north of the house, and a vehicle shed and garage located to the northeast.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1956
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, four-bay dwelling. The dwelling is supported by foundation that is not visible, which features a one-bay garage. The exterior walls are clad in brick veneer, and the hipped roof is covered with asphalt shingles. Visible fenestration includes one-over-one vinyl double-hung sash windows, both single and flanking a fixed vinyl window, and a modern main entrance door with an inset fanlight. Other features include an interior brick chimney, and a wood-frame rear carport/porch addition with a shed roof.

-----  
 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Frame	Brick	Veneer
Roof	Hipped	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Interior	Brick	Cap, Plain
Porch	1-story	Wood	Posts
Windows	Fixed	Vinyl	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1975  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Deterioration, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage is a one-story, single bay building with a main façade sheathed in what appears to be weatherboard siding, with the remaining facades sheathed in corrugated metal. The roof is mostly obscured by overhanging tree branches, but appears to be front-gabled.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July: 2013: The modern shed is a one-story building sheathed in T-111 siding, and has a side gable roof covered with asphalt shingles.

-----  
July 2013

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Shed,Vehicle/Equipment  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Deterioration, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

### Architectural Description:

July 2013: The vehicle shed is a one story, frame, two-bay, shed-roofed building with exterior walls sheathed in corrugated metal siding.

-----  
July 2013

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Other

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112

#### Project Staff/Notes:

Add report and resource information.

#### Project Bibliographic Information:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Dooks Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5309  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 13 Locust Hill Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 13 Locust Hill Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house, which sits relatively close to the road, is located on a sloped lot at the intersection of Maple Lane and Locust Hill Lane. Clipped shrubs grow adjacent to the foundation. Small plantings line the paved roads and drive, and small trees also edge Maple Lane. A paved parking area is located in front of the house, and a paved drive accesses a one-bay, attached rear garage.

July 2013: Secondary resources include two sheds located directly behind the house to the north.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1963
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling with an elevated basement. The exterior walls are clad in brick veneer, and the side gable roof is covered with asphalt shingles. Visible fenestration includes single, paired, and tripled one-over-one vinyl double-hung sash windows, a modern main entrance door with an inset oval light off the wooden entry deck, and a wooden door with six inset lights piercing the elevated basement. The house also features an exterior end brick chimney, and an attached single-bay, shed-roofed garage off the rear façade, which is sheathed in vinyl siding.

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 July 2013

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	Other
Windows	Sash, Double-Hung	Vinyl	1/1
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Vinyl	1/1, Paired
Chimneys	Exterior End	Brick	Bond, Common
Porch	Deck	Wood	Post, Square
Foundation	Solid/Continuous	Brick	Veneer

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The modern shed has a side gable roof covered with asphalt shingles, and double “barn-style” doors.

-----  
 July 2013

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The modern shed has a gambrel roof and double "barn-style" doors.

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July 2013

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: Other**

**Project Review File Number:** 2012-1314  
**Investigator:** Carey Jones  
**Organization/Company:** DHR  
**Photographic Media:** Digital  
**Survey Date:** 8/14/2014  
**Dhr Library Report Number:** AU-112  
**Project Staff/Notes:**

Add report and resource information.

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5310  
**Staff Name:** Andrea Kampinen  
**Event Date:** 4/23/2014  
**Staff Comment**

DHR File No. 2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia. 2013. DHR Report Number: AU-112

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 35 Maple Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 35 Maple Lane

**County/Independent City(s):** Augusta (County)

**Incorporated Town(s):** *No Data*

**Zip Code(s):** *No Data*

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** *No Data*

**Site Description:**

July 2013: The house is situated at the intersection of Maple Lane and Pinehurst Lane, and is located adjacent to the street. A chain link fence encloses a large, open rear yard, in which grow three trees - one large, one medium, and one small.

July 2013: A garage/workshop is located northeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> <i>No Data</i>
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**Primary Resource Information**

**Resource Category:** Domestic

**Resource Type:** Single Dwelling

**NR Resource Type:** Building

**Historic District Status:** *No Data*

**Date of Construction:** 1943

**Date Source:** Local Records, Tax

**Historic Time Period:** World War I to World War II (1917 - 1945)

**Historic Context(s):** Domestic

**Other ID Number:** *No Data*

**Architectural Style:** Ranch

**Form:** *No Data*

**Number of Stories:** 1.0

**Condition:** Good

**Threats to Resource:** Public Utility Expansion

**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling. The exterior walls are clad in brick veneer, and the cross gable roof is covered with asphalt shingles. Visible fenestration includes three-over-one wood double-hung sash windows, both single and flanking a single-light fixed wood window, and one-over-one vinyl double-hung sash windows. The front and rear porches have shed roofs, with metal posts supporting the front roof, and square wood posts supporting the rear roof. Additional features include an interior brick chimney, a two-bay garage addition, and a single-bay sunroom addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Wood	3/1
Windows	Sash, Double-Hung	Vinyl	1/1
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Interior	Brick	Cap, Plain
Roof	Gable, Cross	Asphalt	Shingle
Porch	1-story	Metal	Posts
Windows	Fixed	Wood	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Workshop  
**Date of Construction:** 1950  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Deterioration, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage/workshop is a one-story, frame, single-bay building supported by a concrete block foundation with a single-bay garage. The exterior walls are sheathed in aluminum siding. The front gable roof is covered with corrugated metal, and has exposed rafter ends. The building also features an interior brick chimney flue, and double wood-panel entry doors.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5311  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 1945 Jefferson Highway

#### Property Evaluation Status

DHR Staff: Not Eligible

#### Property Addresses

Current - 1945 Jefferson Highway

County/Independent City(s):	Augusta (County)
Incorporated Town(s):	No Data
Zip Code(s):	No Data
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	WAYNESBORO WEST

### Additional Property Information

Architecture Setting: Transportation Corridor

Acreage: No Data

#### Site Description:

July 2013: The house is situated close to a busy road below street level on a downward sloping lot. Small plantings grow adjacent to both the foundation and the road. Large trees are visible behind the house.

July 2013: A shed is located southwest of the house.

#### Surveyor Assessment:

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

Surveyor Recommendation: No Data

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	No Data
Date of Construction:	1941
Date Source:	Local Records, Tax
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	No Discernable Style
Form:	No Data
Number of Stories:	1.5
Condition:	Good
Threats to Resource:	Public Utility Expansion
Cultural Affiliations:	No Data
Cultural Affiliation Details:	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in vinyl siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes single, and paired one-over-one vinyl double-hung sash windows, and a wood main entrance door with a six-light inset. The house also features an interior parged chimney flue, a rear wood deck, and a front porch with a front gable roof supported by square wood posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Unknown	Parged
Windows	Sash, Double-Hung	Vinyl	1/1, Paired
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1960  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:** *No Data*

**Architectural Description:**

July 2013: The shed is a one-story building with exterior walls sheathed in vinyl siding, a side gable roof covered with asphalt shingles, and sliding aluminum windows.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5312  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1943 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1943 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house sits below street level close to a busy road on a slightly downward sloping lot. Shrubs grow adjacent to the foundation, and a poured concrete walkway bisects the manicured front yard. The property has both paved and dirt parking areas.

July 2013: Secondary resources include a shed located southwest of the house, and a chicken coop to the west.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1941
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling supported by a concrete block foundation. A one-story, shed-roofed addition extends off the rear façade. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. A front gable-roofed dormer is set in the front roof slope. Visible fenestration includes six-over-six wood double-hung sash windows, single and paired six-over-six vinyl double-hung sash windows, one-over-one vinyl double-hung sash windows, and a wood main entry door with a six-light inset. The house also features an exterior end concrete block chimney, and a one-story, three-bay front porch with a shed roof supported by metal posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Wood	6/6
Windows	Sash, Double-Hung	Vinyl	6/6
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Exterior End	Concrete	Block
Porch	1-story, 3-bay	Metal	Posts
Windows	Sash, Double-Hung	Vinyl	6/6, Paired

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is a one-story, shed-roofed building with exterior walls sheathed in T-111 siding. Visible fenestration includes one-over-one aluminum double-hung sash windows.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Chicken House/Poultry House  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The chicken coop is a one-story frame building with a gable roof, and appears to be enclosed with metal fencing.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5313  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1933 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1933 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house sits below street level adjacent to a busy road. Wood post fencing encloses the manicured front yard, and wood privacy fencing encloses the rear yard. Numerous plantings obscure the foundation. A paved drive accesses the property

July 2013: No secondary resources were visible at the time of survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1961
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, four-bay dwelling, which includes a single-bay garage. A single-bay garage addition with a front gable roof extends off the garage-bay side of the house. The exterior walls are sheathed in vinyl siding, and the hipped roof is covered with asphalt shingles. Visible fenestration includes four-over-four and six-over-six vinyl double-hung sash windows, and a sixteen-light fixed vinyl window. The house also features an interior brick chimney, and a single-bay front porch with a front gable roof supported by turned wood posts, wood rails, and uncovered wood deck wings off each side of the covered bay.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Windows	Sash, Double-Hung	Vinyl	6/6
Roof	Hipped	Asphalt	Shingle
Porch	1-story, 1-bay	Wood	Posts, Turned
Chimneys	Interior	Brick	Cap, Plain
Windows	Sash, Double-Hung	Vinyl	4/4
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Windows	Fixed	Vinyl	16-light

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5314  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Augusta County online tax records

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1925 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1925 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is located at street level on a downward sloping lot. Manicured yard area surrounds the house, and a few shrubs grow adjacent to the foundation. A paved parking area is located between the house and the road, and a paved drive leads down the slope to a detached garage. There is also a paved drive accessing an attached garage.

July 2013: A garage is located southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1955
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, four-bay dwelling supported by a concrete block foundation. A two-bay wing addition contains a single-bay pedestrian entrance, and a single-bay garage. The exterior walls are clad in brick veneer, and the cross gable roof is covered with asphalt shingles. Visible fenestration includes eight-over-eight wood double-hung sash windows, and two-over-two wood horizontally divided windows, and two-over-two vinyl horizontally divided windows flanking a fixed vinyl picture window. The house also features an interior brick chimney flue, and an engaged three-bay front porch with wood rails and turned wood posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Brick	Veneer
Chimneys	Interior	Brick	Flue
Porch	1-story, 3-bay	Wood	Posts, Turned
Windows	Sash, Double-Hung	Vinyl	2/2, Horizontal
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Roof	Gable, Cross	Asphalt	Shingle
Windows	Fixed	Vinyl	1-light
Windows	Sash, Double-Hung	Wood	8/8

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage is a one-story building with two vehicle bays, and one pedestrian bay. The exterior walls are sheathed in vinyl siding, and the side gable roof is covered with asphalt shingles.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5315  
**Staff Name:** Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records

Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1923 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1923 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is situated above street level on an upward sloping lot on a busy road. Shrubs grow adjacent to the foundation, and a manicured yard surrounds the house. Poured concrete steps lead from the paved drive to the main entrance to the house.

July 2013: A carport is located east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1955
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are clad in brick veneer, and the cross gable roof is covered with asphalt shingles. Fenestration includes two-over-two horizontally divided wood windows, both single and flanking a fixed wood picture window. The house also features an interior brick chimney flue, and a one-bay, shed roofed front porch with metal posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Brick	Veneer
Roof	Gable, Cross	Asphalt	Shingle
Chimneys	Interior	Brick	Flue
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Porch	1-story, 1-bay	Metal	Posts
Windows	Fixed	Wood	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**  
 July 2013: The carport is a metal frame structure with a shallow-pitched front gable roof.

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5316  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1917 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1917 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	Fishersville
<b>Zip Code(s):</b>	22939
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** *No Data*

**Site Description:**

July 2013: The house is located above street level on portion of a lot that slopes up from the street. A paved drive accesses the property, and borders the manicured front yard. Shrubs and other plantings grow adjacent to the foundation. A poured concrete retaining wall with metal poles is located adjacent to the street, and a garden grows adjacent to a shed.

July 2013: Secondary resources include a shed located south of the house, and a garage, and a gazebo to the southwest.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the late nineteenth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> <i>No Data</i>
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	<i>No Data</i>
<b>Date of Construction:</b>	1880
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	Colonial Revival
<b>Form:</b>	<i>No Data</i>
<b>Number of Stories:</b>	2.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Development, Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a two-story, frame, three-bay dwelling. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. A two-story rear ell addition features a one-story, shed-roofed porch. Visible fenestration includes one-over-one vinyl double-hung sash windows, with fixed single-light vinyl windows in the ell addition only. The house features three interior brick chimneys, and a two-story, shed-roofed front porch with square wood posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Foundation	Not Visible	Unknown	Not Visible
Chimneys	Interior	Brick	Bond, Common
Windows	Fixed	Vinyl	1-light
Porch	2-story, 3-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1960  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The garage is a one-story, two-bay building with exterior walls sheathed in vinyl siding, and a side gable roof covered with asphalt shingles. Fenestration includes two-over-two horizontally divided wood windows.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed-roofed shed has exterior walls sheathed in vinyl siding.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Landscape  
**Resource Type:** Gazebo  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** Reconstruction and Growth (1866 - 1916)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The gazebo is a wood-frame structure with a roof covered with asphalt shingles.

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5317  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1906 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1906 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house sits well above and back from a busy road. Many trees and shrubs obscure the main façade and front yard from view from the public access route. A paved drive leads up the slope of the property, and a concrete retaining wall is adjacent to the road.

July 2013: No secondary resources were visible at the time of survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1956
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Fair
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling. The exterior walls are clad in brick veneer, and the side gable roof is covered with asphalt shingles. As its location and surrounding vegetation obscure most of the house from view from the public access road, the only other visible features include three-over-one wood double-hung sash windows, and a front porch with a front gable roof supported by brick veneered posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Wood	3/1
Foundation	Not Visible	Unknown	Not Visible
Porch	1-story, 1-bay	Brick	Posts
Chimneys	Not Visible	Unknown	Not Visible

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5318  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Augusta County online tax records

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 23 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 23 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits close to the road on a level lot. Small shrubs grow adjacent to the foundation, and a brick path cuts across the manicured front yard from the street to the main entrance. Defined planting areas are adjacent to the street, and a gravel drive accesses a garage addition. A wood picket fence encloses the rear yard.

July 2013: A shed is located north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1946
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in vinyl siding and the side gable roof is covered with asphalt shingles. Fenestration includes one-over-one vinyl double hung sash windows. A single-bay, frame side addition features one-over-one vinyl double-hung sash windows flanking a fixed vinyl picture window. Additional features include an interior parged chimney, a single-bay, front gable-roofed front porch with a wraparound wood deck, and a single-bay, concrete block garage addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Unknown	Parged
Windows	Fixed	Vinyl	1-light
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1990
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The modern, prefabricated shed is a one-story building with a side gable roof covered with asphalt shingles. Fenestration includes two-over-two horizontally divided aluminum windows, and double "barn-style" doors.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5319
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 29 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 29 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits close to the road on a level lot at the intersection of First Street and Celebrity Lane. Manicured yard area surrounds the house, and small plantings grow adjacent to the foundation in defined planting areas. Two trees grow in the front yard. The property features a gravel parking area.

July 2013: A garage is located northeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1946
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling supported by a parged foundation. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes one-over-one wood double-hung sash windows. The house also features a single-bay, front gable-roofed front porch with square wood posts, and an enclosed side porch with a pedestrian entrance door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Foundation	Solid/Continuous	Unknown	Parged
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Porch	1-story, 1-bay	Wood	Post, Square
Chimneys	Not Visible	Unknown	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Fair
<b>Threats to Resource:</b>	Deterioration, Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The garage is a one-story, two-bay building with exterior walls sheathed in vertical board siding, and a front gable roof.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5320
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 9 Celebrity Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 9 Celebrity Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits close to the road, and has a small front yard with a parking area. The side yard is manicured, and a few shrubs grow adjacent to the foundation.

July 2013: No secondary resources were visible at the time of survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1947
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling. The exterior walls are clad in stone veneer, and the front gable roof is covered with asphalt shingles. Fenestration includes one-over-one wood double-hung sash windows. The house also features an interior brick chimney flue, a one-story, three-bay front gable-roofed front porch with brick veneered posts, and an enclosed, vinyl-sided rear porch addition with a storage area underneath.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Front	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	1/1
Structural System and Exterior Treatment	Frame	Stone	Veneer
Chimneys	Interior	Brick	Flue
Foundation	Not Visible	Unknown	Not Visible
Porch	1-story, 3-bay	Brick	Posts

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5321  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 33 Celebrity Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 33 Celebrity Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits back from the road at the end of Celebrity Lane, and is surrounded by a tree-dotted, manicured yard. A few shrubs grow adjacent to the foundation. A gravel drive accesses the property.

July 2013: No secondary resources were visible at the time of survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1959
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, four-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes two-over-two horizontally divided wood windows, both single and flanking a fixed wood picture window. The house also features an interior concrete block chimney flue, an exterior end concrete block chimney flue, and a single-bay, front gable-roofed front porch with square wood posts, and a poured concrete pad.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Chimneys	Interior	Concrete	Block
Chimneys	Exterior End	Concrete	Block
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Porch	1-story, 1-bay	Wood	Post, Square
Windows	Fixed	Wood	1-light

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5322  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Augusta County online tax records

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 24 Celebrity Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 24 Celebrity Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits on a level lot close to the road. A few large, mature trees grow in the manicured front yard. A gravel drive accesses the property, and is edged by a rail fence.

July 2013: Secondary resources include a garage and a shed located south of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1956
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, five-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes six-over-six, and single and paired vinyl one-over-one double-hung sash windows, and aluminum sliding windows. The house also features an interior parged chimney, a shed-roofed, screened-in rear porch, and a one-story, single-bay hipped roofed front porch with square wood posts, and wood rails.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Unknown	Parged
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	6/6
Windows	Other	Aluminum	Other
Windows	Sash, Double-Hung	Vinyl	1/1, Paired
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1960  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Deterioration, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The concrete block garage is a one-story, frame, two-bay building. The front gable roof is covered with asphalt shingles, and there is aluminum siding in the gable ends. A pedestrian door accesses the first bay, and the second is accessed by a single-bay, garage-bay door.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: Concrete block piers support the one-story, aluminum-sided, hipped-roofed shed.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5323  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 22 Celebrity Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 22 Celebrity Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits well back from the road on a slightly upward sloping lot. A few plantings grow adjacent to the foundation, and there is a long stretch of manicured yard between the house and the tree-edged road. A long paved drive accesses the property, and also serves as a parking area, and is edged by a rail fence.

July 2013: A shed is located northwest of the house, and another shed is located to the west.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1962
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling with a two-bay side addition. The exterior walls are sheathed in asbestos shingle siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes one-over-one vinyl double-hung sash windows, and a fixed vinyl picture window. The house also features a wood deck at the wood main entrance door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Frame	Wood	Shingles, Asbestos
Foundation	Not Visible	Unknown	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	Deck	Wood	Post, Square
Windows	Fixed	Vinyl	1-light
Chimneys	Not Visible	Unknown	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is mostly obscured from view from the public access route. The only visible feature is the gambrel roof.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1990  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is sheathed in metal siding and has a front gable roof.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5324  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 14 Celebrity Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 14 Celebrity Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits relatively close to the road on an upward sloping lot. A manicured front yard features a few plantings growing adjacent to the foundation. A wood privacy fence encloses the rear yard.

July 2013: A shed is located directly behind the house to the south.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1955
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Fenestration includes one-over-one vinyl double-hung sash windows. The house also features a one-story, one-bay, shed roofed front porch with square wood posts, wood rails, and wood steps, a shed roofed, screened-in rear porch, and a side gable-roofed carport addition with square wood posts and aluminum siding in the gable end.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	1/1
Foundation	Solid/Continuous	Concrete	Block
Chimneys	Not Visible	Unknown	Not Visible
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1990
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The two-bay shed is a one-story building with exterior walls sheathed in vinyl siding, and a side gable roof covered with asphalt shingles. Fenestration includes four-over-four vinyl double-hung sash windows, and a vinyl pedestrian door.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5325
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 43 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 43 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits on a level lot close to the street. Manicured yard area surrounds the house, and a "For Sale" sign was displayed at the time of survey. A gravel drive accesses the property, and is edged by a chain link fence.

July 2013: A garage is located west of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1950
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Fenestration includes three-over-one wood and one-over-one vinyl double-hung sash windows, and a wood main entrance door with a six-light inset. The single-bay front porch has a front gable roof with metal posts, and a poured concrete pad. Additions to the building include a one-story rear addition, and a shed-roofed carport with square wood posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	3/1
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 1-bay	Metal	Posts
Chimneys	Not Visible	Unknown	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1950  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage is a one-story, front gable-roofed, single-bay building with exterior walls sheathed in aluminum siding, and a wood single-bay, garage-bay door.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5326  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 53 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 53 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is located on a lot that slopes slightly down from street level. One tree grows at the edge of the shrubbery-filled front yard. A long paved drive leads off a paved parking area adjacent to the road.

July 2013: A shed is located northwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1961
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Fair
<b>Threats to Resource:</b>	Deterioration, Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling. The exterior walls are sheathed in vinyl siding, and the side gable roof is covered with asphalt shingles. Visible fenestration includes one-over-one vinyl double-hung sash windows. An enclosed, shed-roofed front porch has sliding vinyl windows. The house also features a one-story rear addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Not Visible	Unknown	Not Visible
Windows	Other	Vinyl	Other
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 2-bay	Wood	Enclosed
Chimneys	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	2000
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The shed is a modern, one-story building with exterior walls sheathed in vinyl siding, and a side gable roof covered with asphalt shingles. The building features four-over-four vinyl double-hung sash windows, and "barn-style" doors.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5327
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 42 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 42 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is located on a level lot and sits close to the street. Manicured yard area surrounds the house, although the rear yard is enclosed with a chain link fence. A few shrubs grow adjacent to the foundation, and a paved drive leads to a detached garage.

July 2013: Secondary resources include a garage located east of the house, and a shed to the southeast.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1949
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling with a stone-veneered foundation. A shed-roofed addition extends off the rear. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Fenestration includes one-over-one vinyl double-hung sash windows. The house also features an interior brick chimney, and a one-story, three-bay shed roofed front porch with square wood posts, a poured concrete pad and steps, and metal rails.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Brick	Bond, Common
Porch	1-story, 3-bay	Wood	Post, Square
Foundation	Solid/Continuous	Stone	Veneer

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is modern and prefabricated with a gambrel roof.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1955  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Deterioration, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The garage is a one-story, two-bay building with a single bay enclosed with aluminum siding, and a single-bay shed-roofed carport.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5328  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 36 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 36 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house sits close to the street on a level lot. Two large shrubs flank the street end of a poured concrete path that cuts across the manicured front yard. A few plantings grow adjacent to the foundation. Chain link fencing surrounds the rear yard.

July 2013: A garage is located north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1947
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Colonial Revival, Cape Cod
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-a-half-story, frame, three-bay dwelling supported by a concrete block foundation. The exterior walls are sheathed in vinyl siding, and the side gable roof is covered with seamed metal stylized to resemble shingles. Front gabled dormers are set in the front and rear roof slopes. Fenestration includes single and paired one-over-one vinyl double-hung sash windows, and single and paired three-over-one wood double-hung sash windows. A wood deck extends off the one-story, shed-roofed rear addition. The house also features an exterior end brick chimney flue, and a one-story, three-bay front porch with concrete block piers, and poured concrete steps.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	3/1
Windows	Sash, Double-Hung	Vinyl	1/1
Roof	Gable, Side	Metal	Shingle, Pressed
Porch	1-story, 3-bay	Concrete	Piers, Block
Chimneys	Exterior End	Brick	Flue
Windows	Sash, Double-Hung	Wood	3/1, Paired
Foundation	Solid/Continuous	Concrete	Block
Windows	Sash, Double-Hung	Vinyl	1/1, Paired
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Garage
<b>Date of Construction:</b>	1960
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The garage is a one-story, masonry, two-bay building. The concrete block building is clad with brick veneer on the main façade, and the front gable roof is covered with asphalt shingles and has aluminum siding in the gable ends. Fenestration includes aluminum louvered windows.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5329
<b>Staff Name:</b>	Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records

Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 30 First Street
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 30 First Street

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is located on a level lot, and sits close to the street. A poured concrete walk edges the manicured front yard, and leads from the gravel parking area to the main entrance. A single tree grows in the front yard, and the rear yard is enclosed with chain link fencing.

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 July 2013: A garage/workshop is located southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1961
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story, frame, three-bay dwelling supported by a concrete block foundation. Additions include a single-bay wing, and a shed-roofed rear addition. The exterior walls are sheathed in aluminum siding, and the side gable roof is covered with asphalt shingles. Fenestration includes one-over-one vinyl double-hung sash windows, and a wood main entrance door with an eight-light inset. The house also features an interior brick chimney, and a one-story, one-bay front porch with a front gable roof supported by square wood posts, and a poured concrete pad and steps.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Wood	Siding, Aluminum
Windows	Sash, Double-Hung	Vinyl	1/1
Chimneys	Interior	Brick	Bond, Common
Porch	1-story, 1-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1961  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:** No Data

**Architectural Description:**

July 2013: The garage/workshop is a one-story, single-bay building with exterior walls sheathed in aluminum siding, and a front gable roof covered with asphalt shingles. The building features an exterior end brick chimney.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5330  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford

Architectural Descriptions and Data Entry by: K. Wolford

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Augusta County online tax records

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1904 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1904 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a sloping lot back from and facing the road. The house is surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs and planting beds adjacent to the house and occasional trees. A paved drive leads from the road to a paved parking lot to the southeast of the house.

July 2013: A shed is located to the northeast of the house. A shed is located to the east of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1960
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Post Modern
<b>Form:</b>	No Data
<b>Number of Stories:</b>	2.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a two-story four-bay Post Modern mid-century-style brick dwelling with an asymmetrical front gable roof covered in asphalt shingle and features an interior brick chimney and overhanging eaves with exposed purlin ends. The north elevation is clad in vinyl siding. The north end of the house is one-story with a flat roof and features the main entry on the façade and a roof deck with wrought iron railing accessed from the second story. Fenestration consists of a wood paneled door and three-light and two-light fixed vinyl windows flanked by decorative paneled shutters. A one-story gable roof ell addition extends off the rear elevation. A one-story shed roof addition clad in vinyl siding extends off the south elevation of the ell addition and features a multiple-light vinyl French door, two vinyl garage doors, and a paneled vinyl door.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Fixed	Vinyl	Multiple-light
Roof	Gable, Front	Asphalt	Shingle
Foundation	Solid/Continuous	Unknown	Not Visible
Porch	None	No Data	No Data
Structural System and Exterior Treatment	Frame	Brick	Veneer
Chimneys	Interior	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the northeast of the house is a modern one-story frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The shed rests on concrete piers. A vinyl garage door pierces the façade.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the east of the house is a modern one-story frame structure clad in metal siding with a gable roof covered in seamed metal.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*

**Local Historic District Name:** *No Data*

**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5331  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 1885 Jefferson Highway

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1885 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	Fishersville
<b>Zip Code(s):</b>	22939
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** *No Data*

**Site Description:**

July 2013: The house is set on a sloping lot on a hill back from the road and faces west. Surrounding the dwellings is a manicured lawn with trees closely behind. Landscaping consists of overgrown shrubs and large mature trees. A paved drive leads from the road to the house and to the secondary dwelling. Visibility of the house and secondary dwelling is limited from the right-of-way by the surrounding trees.

July 2013: A secondary dwelling is located to the northeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	<i>No Data</i>
<b>Date of Construction:</b>	1916
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	Craftsman
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story frame Bungalow-style dwelling with a stucco veneer and a side gable roof covered in asphalt shingle which features an interior brick chimney and a large central shed roof dormer. The foundation is not visible. Fenestration consists of fifteen-over-one, nine-over-one, and six-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay front porch with a shed roof supported by arched stuccoed square columns. A secondary entry pierces the northeast elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Porch	1-story, 3-bay	Stucco	Columns, Square
Windows	Sash, Double-Hung	Wood	Other
Chimneys	Central interior	Brick	Flue
Foundation	Solid/Continuous	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Stucco	Stuccoed
Windows	Sash, Double-Hung	Wood	6/1
Windows	Sash, Double-Hung	Wood	9/1

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Secondary Dwelling
<b>Date of Construction:</b>	1960
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The secondary dwelling is a one-story frame dwelling clad in asbestos shingle with a side gable roof covered in asphalt shingle. The foundation is not visible. Fenestration consists of a six-light metal picture window, horizontally-divided two-over-two double-hung sash metal windows, and three-light louvered metal windows. The main entry is accessed by a flight of concrete stairs. The façade features a vinyl garage door piercing the basement level. A gable roof side addition extends off the south elevation.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5332
<b>Staff Name:</b>	Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 29 Fishersville Station Road
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 29 Fishersville Station Road

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot located between Fishersville Station Road and Jefferson Highway surrounded by a manicured lawn. Landscaping consists of flower beds and shrubs adjacent to the house and occasional trees. A gravel parking space is located off of Fishersville Station Road to the east of the house. Current orientation is towards Fishersville Station Road with the original rear elevation being used as the main entrance.

July 2013: A workshop is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1925
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Tudor Revival
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame Tudor-style dwelling clad in vinyl siding with a steeply pitched side gable roof covered in asphalt shingle which features an exterior brick chimney on the facade and a large central front gable roof dormer on the rear elevation. The foundation is concrete block. Fenestration consists of one-over-one double-hung sash vinyl windows. The main entry is located in a steeply pitched asymmetrical front gable projection on the facade. This former main entry now accesses an elevated concrete patio. A one-story hipped roof side addition extends off the southeast elevation and features an exterior brick chimney and secondary entry. A central entry on the rear elevation, currently being used as the main entry, is accessed by a one-story two-bay porch with a hipped roof supported by square wood columns.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 2-bay	Wood	Columns, Square
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Chimneys	Exterior side	Brick	Bond, Common
Windows	Fixed	Vinyl	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Workshop  
**Date of Construction:** 1925  
**Date Source:** Site Visit  
**Historic Time Period:** World War I to World War II (1917 - 1945)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The workshop is a one-story two-bay concrete block structure with a side gable roof covered in asphalt shingle which features weatherboard in the gable end. The facade features a wood door with a nine-light window flanked by a six-light fixed wood window.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5333  
**Staff Name:** Roger Kirchen

**Event Date:** 4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 1842 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1842 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on an open level lot located between Fishersville Station Road and Jefferson Highway, faces Jefferson Highway, and is surrounded by a small manicured lawn. Landscaping consists of shrubs adjacent to the house and occasional trees. A paved parking lot accessible from both roads surrounds the house which is currently used as a commercial building.

July 2013: No secondary resources were observed during the survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1907
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	Reconstruction and Growth (1866 - 1916)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Colonial Revival
<b>Form:</b>	No Data
<b>Number of Stories:</b>	2.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a two-story three-bay Colonial-style frame dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle which features an exterior brick flue. The foundation is parged. Fenestration consists of six-over-six double-hung sash vinyl windows. The main entry is accessed by a one-story single-bay porch with a front gable roof supported by columns. A one-story two-bay porch with a hipped roof supported by columns extends off the southeast elevation. A one-story side addition with a hipped roof extends off the northwest elevation. A handicap access ramp runs from the rear elevation around to the northwest elevation where it accesses a secondary entry in the side addition.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	6/6
Foundation	Solid/Continuous	Stucco	Parged
Roof	Gable, Side	Asphalt	Shingle
Chimneys	Exterior End	Brick	Bond, Common
Porch	1-story, 1-bay	Wood	Columns
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5334  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Function/Location	House, 30 Fishersville Station Road

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 30 Fishersville Station Road

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Transportation Corridor

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of flower beds and shrubs adjacent to the house and occasional trees and shrubs throughout the property. A paved drive leads from the road to the garage. A second gravel drive leads from the road to the carport.

July 2013: A garage is located to the east of the house. A shed and a carport is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early to mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	No Data

**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1918
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame Bungalow-style dwelling clad in vinyl siding with a front gable roof covered in seamed metal which features a central interior brick chimney. The foundation is parged. Fenestration consists of single and paired one-over-one double-hung sash vinyl windows. The main entry is accessed by a three-bay front porch with a hipped roof supported by metal posts and turned wood posts. A single-bay gable roof side addition extends off the west elevation. A shed roof rear addition extends off the rear elevation and connects the house with a gable roof addition. The shed roof addition features a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Front	Metal	Standing Seam
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	1-story, 3-bay	Wood	Posts, Turned
Foundation	Solid/Continuous	Concrete	Parged
Chimneys	Central interior	Brick	Flue
Porch	1-story, 3-bay	Metal	Cast Metal Supports
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Windows	Sash, Double-Hung	Vinyl	1/1, Paired

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The garage is a one-story single-bay frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The foundation is not visible. The façade features a vinyl roll-up garage door.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed is a modern prefabricated frame structure clad in T-111 siding with a front gable roof covered in asphalt shingle. Fenestration consists of panel doors with cross-bracing and three-light louvered metal windows. The shed sits on concrete piers.

**Number of Stories:** 1

### Secondary Resource #3

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

#### Architectural Description:

July 2013: The carport is a modern metal open-bay structure with a gable roof and sides covered in corrugated metal. The rear elevation of the carport has been enclosed with plywood sheets.

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5335  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records

Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 43 Monroe Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 43 Monroe Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot back from and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house. A gravel drive leads from the road to a shed east of the house. The east, south, and west sides of the house are treelined and impair visibility of the sheds located to the rear of the house.

July 2013: A shed is located to the east of the house. A shed is located to the south of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	Ca 1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in brick veneer with a hipped roof covered in asphalt shingle. The foundation is concrete block. Fenestration consists of a wood panel door with three small lights, a fixed wood picture window, and two-over-two horizontally-divided double-hung sash wood windows. The main entry is accessed by a two-bay front porch with a hipped roof supported by decorative cast metal posts. A hipped roof addition extends off the rear elevation and features vinyl siding and a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Porch	1-story, 2-bay	Metal	Cast Metal Supports
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Foundation	Solid/Continuous	Concrete	Block
Roof	Hipped	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Fixed	Wood	1-light
Chimneys	None	No Data	No Data

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1950Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the east of the house is a one-story frame structure clad in weatherboard and beadboard panels with a shed roof covered in seamed metal. The foundation is not visible. A shed roof addition clad in weatherboard and vertical boards has been added off the façade.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1950Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

July 2013: The shed located to the south of the house is a one-story frame structure clad in aluminum siding. The foundation and roof is not

visible. A central door pierces the façade. Visibility of the shed is limited by landscaping.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5336  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

**Name Explanation**                      **Name**  
 Function/Location                      House, 69 Monroe Lane

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 69 Monroe Lane

**County/Independent City(s):**                      Augusta (County)  
**Incorporated Town(s):**                                      *No Data*  
**Zip Code(s):**    *No Data*  
**Magisterial District(s):**                                      *No Data*  
**Tax Parcel(s):**    *No Data*  
**USGS Quad(s):**    WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:**                                      Rural

**Acreage:**    *No Data*

**Site Description:**

July 2013: The house is set on a level lot back from and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of occasional shrubs and trees. A gravel drive leads from the road to the rear of the house.

July 2013: No secondary resources were observed during the survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:**                                      *No Data*

**Ownership**

**Ownership Category**                                      **Ownership Entity**  
 Private    *No Data*

**Primary Resource Information**

**Resource Category:**                                      Domestic  
**Resource Type:**    Single Dwelling  
**NR Resource Type:**    Building  
**Historic District Status:**                                      *No Data*  
**Date of Construction:**                                      1946  
**Date Source:**    Local Records, Tax  
**Historic Time Period:**                                      The New Dominion (1946 - 1991)  
**Historic Context(s):**    Domestic  
**Other ID Number:**    *No Data*  
**Architectural Style:**    Craftsman  
**Form:**    Bungalow  
**Number of Stories:**    1.5  
**Condition:**    Fair  
**Threats to Resource:**    Public Utility Expansion  
**Cultural Affiliations:**    *No Data*  
**Cultural Affiliation Details:**  
     *No Data*

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame Bungalow-style dwelling clad in brick veneer with a side gable roof covered in seamed metal which features a large central dormer on the façade and rear elevation. Two interior brick chimneys are located along the ridgeline. The foundation is concrete block. Fenestration consists of single and paired three-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay front porch with a shed roof supported by battered square columns on brick piers. A shed roof addition extends off the rear elevation and features aluminum siding and an engaged single-bay porch which accesses a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	3/1
Windows	Sash, Double-Hung	Wood	3/1, Paired
Porch	1-story, 3-bay	Wood	Columns on Piers
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Frame	Brick	Veneer
Chimneys	Interior	Brick	Flue

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5337  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

**Name Explanation**                      **Name**  
 Function/Location                      House, 71 Monroe Lane

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 71 Monroe Lane

**County/Independent City(s):**                      Augusta (County)  
**Incorporated Town(s):**                                      *No Data*  
**Zip Code(s):**    *No Data*  
**Magisterial District(s):**                                      *No Data*  
**Tax Parcel(s):**    *No Data*  
**USGS Quad(s):**    WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:**                                      Rural

**Acreage:**    *No Data*

**Site Description:**

July 2013: The house is set on a small lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of trees closely surrounding the house.

July 2013: A shed is located to the southwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:**                                      *No Data*

**Ownership**

**Ownership Category**                                      **Ownership Entity**  
 Private    *No Data*

**Primary Resource Information**

**Resource Category:**                                      Domestic  
**Resource Type:**    Single Dwelling  
**NR Resource Type:**    Building  
**Historic District Status:**                                      *No Data*  
**Date of Construction:**                                      1952  
**Date Source:**    Local Records, Tax  
**Historic Time Period:**                                      The New Dominion (1946 - 1991)  
**Historic Context(s):**    Domestic  
**Other ID Number:**    *No Data*  
**Architectural Style:**    Other  
**Form:**    *No Data*  
**Number of Stories:**    1.0  
**Condition:**    Good  
**Threats to Resource:**                                      Public Utility Expansion  
**Cultural Affiliations:**    *No Data*  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The house is a one-story three-bay frame dwelling clad in vinyl siding with a front gable roof covered in asphalt shingle which features interior brick chimney. The foundation is concrete block. Fenestration consists of three-over-one double-hung sash wood windows. The main entry is accessed by a modern one-story three-bay front porch with a flat roof supported by two-by-four lumber posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	3/1
Roof	Gable, Front	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Chimneys	Central interior	Brick	Flue
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 3-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1952  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Fair  
**Threats to Resource:** Neglect, Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in board-and-batten siding with a gable roof covered in asphalt shingle. A doorway in the northwest elevation has been covered with plywood sheet. The foundation is not visible.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5338  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 75 Monroe Lane
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 75 Monroe Lane

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a sloping lot far back from and facing northwest surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs and mature trees. A fence-enclosed pasture field is located between the road and the house.

July 2013: A carport is located to the northeast of the house. A coop/livestock shelter is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1947
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	Bungalow
<b>Number of Stories:</b>	1.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-and-one-half-story three-bay frame dwelling clad in vinyl siding with a side gable roof covered in asphalt shingle which features a central front gable dormer on the façade and a shed roof dormer on the rear elevation. The foundation is concrete block. Two interior brick chimneys are located along the roof ridgeline. Fenestration consists of single and paired two-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay front porch with a shed roof supported by square posts. A one-story shed roof addition extends off the rear elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	1/1
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Chimneys	Interior	Brick	Flue
Windows	Sash, Double-Hung	Wood	2/1
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Porch	1-story, 3-bay	Wood	Post, Square

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The carport is a modern open metal structure with a front gable roof covered in corrugated metal supported by metal poles.

**Secondary Resource #2**

**Resource Category:** Agriculture/Subsistence  
**Resource Type:** Animal Shelter/Kennel  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The coop/livestock shelter is a one-story frame structure clad in T-111 siding with a shed roof covered in corrugated metal. The façade features an open bay and a narrow vertical plank door. A small poultry run enclosed by a chain-link fence and covered by a corrugated metal shed roof extends off the north elevation.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5339  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> Commercial Building, 1838 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1838 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The commercial building is situated at the corner of Station House Road and Jefferson Highway at the edge of a paved parking lot which is shared with a modern strip mall. The building is set facing south on a level lot. The paved lot can be accessed from both roads. A small manicured lawn surrounds the west and north sides of the building.

July 2013: No secondary resources were observed during the survey.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Commerce/Trade
<b>Resource Type:</b>	Commercial Building
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	Ca 1950
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Commerce/Trade
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The building is a one-story four-bay frame structure clad in vinyl siding with a side gable roof covered by standing seam metal. The building sits on a poured concrete foundation. The façade features two modern vinyl doors with multiple-light windows flanked by six-over-six double-hung sash vinyl windows and sheltered by shed roof overhangs. Other fenestration consists of six-over-six double-hung sash vinyl windows with decorative vinyl shutters piercing the north elevation and a secondary entry on the east elevation. An interior end brick chimney is located at the east end of the ridge line.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	6/6
Chimneys	Interior End	Brick	Flue
Porch	None	No Data	No Data
Foundation	Solid/Continuous	Concrete	Poured
Roof	Gable, Side	Metal	Standing Seam
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5340  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment:**  
 Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** No Data  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** No Data

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
 Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
 Bibliographic Notes: Online Augusta County Tax Records.

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**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> Commercial Building, 1829 Jefferson Highway
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 1829 Jefferson Highway

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The commercial building, an Exxon gas station, is situated at the corner of Tinkling Spring Road and Jefferson Highway. The lot to the north of the filling station building is a level paved lot and to the rear and west of the building drops down severely into a gully.

July 2013: A gas pump shelter is located to the north of the station building.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Commerce/Trade
<b>Resource Type:</b>	Commercial Building
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1960
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Commerce/Trade
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Other
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The commercial building, which accommodates a convenience store and a subway restaurant, is a one-story three-bay concrete block structure with a flat roof with a parapet. The building sits on a concrete block foundation. The façade features T-111 siding and brick veneer. Fenestration consists of plate glass doors and fixed multiple-light plate glass windows. Two shed roof additions extend off the rear elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Poured
Structural System and Exterior Treatment	Frame	Brick	Veneer
Porch	None	<i>No Data</i>	<i>No Data</i>
Chimneys	None	<i>No Data</i>	<i>No Data</i>
Roof	Parapet	Unknown	Parapet
Windows	Storefront	Vinyl	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Social/Recreational  
**Resource Type:** Shelter  
**Date of Construction:** 1960  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Commerce/Trade  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

July 2013: The pump shelter is an open metal structure with a flat roof supported on square columns.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5341  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 19 Lea Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 19 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn. Landscaping consists of small shrubs adjacent to the house and mature trees and shrubs occasionally throughout the property. The yard to the rear of the house is enclosed by a chain link fence. A paved drive leads from the road to an attached garage.

July 2013: A shed is located to the north of the house. A shed is located to the northwest of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1962
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle which features an exterior end brick chimney. The foundation is not visible. Fenestration consists of a modern vinyl door and a tripartite and single one-over-one double-hung sash vinyl windows flanked by decorative panel shutters. A gable roof attached garage extends off the west elevation and features a single open bay.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	None	No Data	No Data
Chimneys	Exterior End	Brick	Not Visible

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The shed located to the northwest of the house is a prefabricated modern "Barn"-style frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The façade is pierced by a double hinged door with cross bracing. The foundation is not visible.

**Number of Stories:** 1

**Secondary Resource #2**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The shed located to the north of the house is a prefabricated modern frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. The façade is pierced by a double hinged door with cross bracing flanked by a four-over-four double-hung sash vinyl window. The foundation is not visible.

<b>Number of Stories:</b>	1
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Historic District Information	
<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

CRM Events	
<b>Event Type: DHR Staff: Not Eligible</b>	
<b>DHR ID:</b>	007-5342
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314
<b>Event Type: Survey:Phase I/Reconnaissance</b>	
<b>Project Review File Number:</b>	2012-1314
<b>Investigator:</b>	CRI
<b>Organization/Company:</b>	Unknown (DSS)
<b>Photographic Media:</b>	<i>No Data</i>
<b>Survey Date:</b>	7/1/2013
<b>Dhr Library Report Number:</b>	<i>No Data</i>
<b>Project Staff/Notes:</b>	A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia  Surveyed by: E. Lindtveit and K. Wolford Architectural Descriptions and Data Entry by: E. Lindtveit
<b>Project Bibliographic Information:</b>	Record Type: Tax Records Bibliographic Notes: Online Augusta County Tax Records.

Bibliographic Information	
<b>Bibliography:</b>	<i>No Data</i>
<b>Property Notes:</b>	<i>No Data</i>

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 25 Lea Drive
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**Property Evaluation Status**

DHR Staff: Potentially Eligible

**Property Addresses**

Current - 25 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn. Landscaping consists of occasional shrubs and trees. A paved drive leads from the road to an attached carport.

July 2013: A shed is located to the north of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1955
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle which features an exterior end brick chimney. The foundation is not visible. The façade features vertical vinyl siding in the upper half of the elevation. Fenestration consists of a wood panel door with a square single light, a nine-light fixed wood picture window, and two-over-two horizontally-divided double-hung sash wood windows flanked by decorative louvered shutters. An attached carport extends off the east elevation and features a gable roof supported by square posts.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Windows	Fixed	Wood	Multiple-light
Foundation	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Brick	Veneer
Porch	None	<i>No Data</i>	<i>No Data</i>
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Chimneys	Exterior End	Brick	Not Visible
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

July 2013: The shed located to the north of the house is a modern frame structure clad in T-111 siding with a side gable roof covered in asphalt shingle. The façade is pierced by a double hinged door with decorative cross bracing flanked by three-light louvered metal windows. The foundation is not visible.

**Number of Stories:** 1

**Historic District Information**

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: DHR Staff: Potentially Eligible**

**DHR ID:** 007-5343  
**Staff Name:** Unknown

**Event Date:** 4/23/2014

**Staff Comment**

potentially eligible; criteria C. Sync from Archives Inventory Access database.

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314

**Investigator:** CRI

**Organization/Company:** Unknown (DSS)

**Photographic Media:** *No Data*

**Survey Date:** 7/1/2013

**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 56 Lea Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 56 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Rural

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a gently sloping lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of small shrubs adjacent to the house. A paved drive leads from the road to a carport.

July 2013: A carport is located to the east of the house. A shed is located to the south of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1951
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in asbestos siding with a side gable roof covered in asphalt shingle. The foundation is concrete block. Fenestration consists of a paneled wood door with two lights, a fixed single-light vinyl picture window flanked by six-over-six double-hung sash vinyl windows, and single and double six-over-six double-hung sash vinyl windows. The east end of the façade is recessed with the roof overhang sheltering the main entry and the picture window. A secondary entry pierces the east elevation.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Vinyl	6/6
Roof	Gable, Side	Asphalt	Shingle
Foundation	Solid/Continuous	Concrete	Block
Porch	None	No Data	No Data
Structural System and Exterior Treatment	Frame	Wood	Siding, Asbestos
Chimneys	None	No Data	No Data
Windows	Sash, Double-Hung	Vinyl	6/6, Paired
Windows	Fixed	Vinyl	1-light

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** Domestic  
**Resource Type:** Carport  
**Date of Construction:** 1951  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The carport is a one-story open frame structure with a shallowly pitched front gable roof covered in asphalt shingle supported by wood posts.

**Secondary Resource #2**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** No Data  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**

July 2013: The shed located to the south of the house is a one-story modern frame structure clad in T-111 siding with a front gable roof covered in asphalt shingle. The façade is pierced by a centrally located double hinged door constructed of T-111 siding. The foundation is not visible.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 007-5344  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

#### Project Staff/Notes:

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

#### Project Bibliographic Information:

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

### Bibliographic Information

#### Bibliography:

*No Data*

#### Property Notes:

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 44 Lea Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 44 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house and mature trees and shrubs occasionally throughout the property. The yard to the rear of the house is enclosed by a chain link fence. A paved drive leads from the road to an attached carport.

July 2013: A shed is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1963
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle which features an exterior end brick chimney and aluminum siding in the gable ends. The foundation is not visible. Fenestration consists of a single-light fixed wood picture window flanked by one-over-one double-hung sash wood windows and one-over-one double-hung sash wood windows. An attached carport extends off the east elevation which is open under the engaged gable roof supported by square wood posts on a low brick wall. The carport accesses a secondary entry which pierces the east elevation of the house.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Windows	Sash, Double-Hung	Wood	1/1
Roof	Gable, Side	Asphalt	Shingle
Structural System and Exterior Treatment	Frame	Brick	Veneer
Porch	None	No Data	No Data
Chimneys	Exterior End	Brick	Not Visible
Windows	Fixed	Wood	1-light

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1963
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The shed is a one-story frame structure clad in beaded weatherboard with a gable roof covered in asphalt shingle. The north elevation is pierced by a one-over-one louvered wood window. A shed roof addition extends off the south elevation.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5345
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 32 Lea Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 32 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house and mature trees and shrubs occasionally throughout the property. The yard to the rear of the house is enclosed by a chain link fence. A paved drive leads from the road to an attached garage.

July 2013: A shed is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1962
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle which features an interior brick chimney. The foundation is not visible. Fenestration consists of a wood panel door with two lights, a fixed single-light wood picture window flanked by one-over-one double-hung sash wood windows, one-over-one double-hung sash wood windows, and two-over-two horizontally-divided double-hung sash wood windows. A gable roof attached garage extends off the west elevation and features a metal roll-up garage door and a secondary entry.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Windows	Sash, Double-Hung	Wood	1/1
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	2/2, Horizontal
Structural System and Exterior Treatment	Frame	Brick	Veneer
Porch	None	<i>No Data</i>	<i>No Data</i>
Chimneys	Interior	Brick	Not Visible
Windows	Fixed	Wood	1-light

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The shed is a prefabricated modern "Barn"-style frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The foundation is not visible.

**Number of Stories:** 1

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5346
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 22 Lea Drive
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 22 Lea Drive

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	No Data
<b>Zip Code(s):</b>	No Data
<b>Magisterial District(s):</b>	No Data
<b>Tax Parcel(s):</b>	No Data
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Suburban

**Acreage:** No Data

**Site Description:**

July 2013: The house is set on a level lot close to and facing the road surrounded by a manicured lawn with trees behind. Landscaping consists of shrubs adjacent to the house and mature trees and shrubs occasionally throughout the property. The yard to the rear of the house is enclosed by a chain link fence. A paved drive leads from the road to the east side of the house.

July 2013: A shed is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** No Data

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> No Data
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	No Data
<b>Date of Construction:</b>	1959
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	No Data
<b>Architectural Style:</b>	Ranch
<b>Form:</b>	No Data
<b>Number of Stories:</b>	1.0
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	

No Data

**Architectural Description:**

July 2013: The house is a one-story four-bay frame Ranch-style dwelling clad in brick veneer with a side gable roof covered in asphalt shingle which features a central interior brick chimney. The foundation is not visible. Fenestration consists of a wood panel door with two lights, a fixed single-light vinyl picture window flanked by one-over-one double-hung sash vinyl windows, and single and paired one-over-one double-hung sash vinyl windows.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Roof	Gable, Side	Asphalt	Shingle
Foundation	Not Visible	Unknown	Not Visible
Structural System and Exterior Treatment	Frame	Brick	Veneer
Windows	Sash, Double-Hung	Vinyl	1/1
Porch	None	No Data	No Data
Chimneys	Central interior	Brick	Not Visible
Windows	Fixed	Vinyl	1-light
Windows	Sash, Double-Hung	Vinyl	1/1, Paired

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	DSS Legacy
<b>Resource Type:</b>	Shed
<b>Date of Construction:</b>	1980
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	No Data
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data
<b>Architectural Description:</b>	July 2013: The shed is a prefabricated modern "Barn"-style frame structure clad in T-111 siding with a gambrel roof covered in asphalt shingle. The foundation is not visible.
<b>Number of Stories:</b>	1

**Historic District Information**

<b>Historic District Name:</b>	No Data
<b>Local Historic District Name:</b>	No Data
<b>Historic District Significance:</b>	No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5347
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014

**Staff Comment**

Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b> Function/Location	<b>Name</b> House, 46219 Fishersville Road
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**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Former - 282 Fishersville Road  
 Current - 46219 Fishersville Road Route 641

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	Fishersville
<b>Zip Code(s):</b>	22939
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	<i>No Data</i>
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

<b>Architecture Setting:</b>	Rural
<b>Acreage:</b>	<i>No Data</i>

**Site Description:**

July 2013: The house is set on a large open level property far back and facing the road surrounded by a manicured lawn and trees with fields beyond. A long paved drive leads from the end of Fishersville Road through grassy fields to the front of the house and barn. The barn is located to the southeast of the house.

**Surveyor Assessment:**

July 2013: The architectural resource is typical of the early twentieth century and in the opinion of the surveyor is not recommended individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

**Surveyor Recommendation:** *No Data*

**Ownership**

<b>Ownership Category</b> Private	<b>Ownership Entity</b> <i>No Data</i>
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**Primary Resource Information**

<b>Resource Category:</b>	Domestic
<b>Resource Type:</b>	Single Dwelling
<b>NR Resource Type:</b>	Building
<b>Historic District Status:</b>	<i>No Data</i>
<b>Date of Construction:</b>	1933
<b>Date Source:</b>	Local Records, Tax
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Other ID Number:</b>	<i>No Data</i>
<b>Architectural Style:</b>	Other
<b>Form:</b>	American Four-Square
<b>Number of Stories:</b>	2.5
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

July 2013: The house is a two-and-one-half-story three-bay brick American Four-square-style dwelling with a hipped roof covered in standing seam metal which features a central hipped roof dormer and an interior brick flue. The foundation is not visible. Fenestration consists of a wood-and-glass door and single and paired four-over-one double-hung sash wood windows. The main entry is accessed by a one-story three-bay porch with a hipped roof supported by square brick columns.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Unknown	Not Visible
Windows	Sash, Double-Hung	Wood	4/1
Chimneys	Central interior	Brick	Flue
Roof	Hipped	Metal	Standing Seam
Porch	1-story, 3-bay	Brick	Columns, Square
Structural System and Exterior Treatment	Masonry	Brick	Bond, Common

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Agriculture/Subsistence
<b>Resource Type:</b>	Barn
<b>Date of Construction:</b>	1933
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	World War I to World War II (1917 - 1945)
<b>Historic Context(s):</b>	Domestic
<b>Architectural Style:</b>	No Discernable Style
<b>Form:</b>	<i>No Data</i>
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	<i>No Data</i>
<b>Cultural Affiliation Details:</b>	<i>No Data</i>

**Architectural Description:**

July 2013: The barn is a two-bay two-story frame structure clad in weatherboard with a front gable roof covered in standing seam metal. The façade features two open bays and a door opening in the second story enclosed with vinyl siding.

**Number of Stories:** 2

**Historic District Information**

<b>Historic District Name:</b>	<i>No Data</i>
<b>Local Historic District Name:</b>	<i>No Data</i>
<b>Historic District Significance:</b>	<i>No Data</i>

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

<b>DHR ID:</b>	007-5348
<b>Staff Name:</b>	Roger Kirchen
<b>Event Date:</b>	4/23/2014
<b>Staff Comment</b>	Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** Digital  
**Survey Date:** 7/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Dooms Substation, Augusta and Rockbridge County, Virginia

Surveyed by: E. Lindtveit and K. Wolford  
Architectural Descriptions and Data Entry by: E. Lindtveit

**Project Bibliographic Information:**

Record Type: Tax Records  
Bibliographic Notes: Online Augusta County Tax Records.

**Bibliographic Information**

**Bibliography:**

No Data

**Property Notes:**

No Data

### Property Information

#### Property Names

Name Explanation	Name
Current	House, Fishersville Station Road

#### Property Evaluation Status

DHR Staff: Not Eligible

#### Property Addresses

Current - Fishersville Station Road

County/Independent City(s):	Augusta (County)
Incorporated Town(s):	No Data
Zip Code(s):	No Data
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	WAYNESBORO WEST

### Additional Property Information

Architecture Setting: Town

Acreage: No Data

#### Site Description:

June 2013: The house sits close to the road on a relatively level lot and is surrounded by a manicured lawn. A gravel driveway is located on the eastern side of the property and provides access to the garage. Several large trees are located on the property as well and boxwoods have been planted adjacent to the foundation.

June 2013: A garage is located to the southeast of the dwelling with two modern sheds to the northeast.

#### Surveyor Assessment:

June 2013: The architectural resource is typical of the late nineteenth century and in the opinion of the surveyor is not recommended as individually eligible for listing on the NRHP under Criterion A, B, C or D. There is no known association with broad patterns in history or important people or events. In addition the design and workmanship are undistinguished and the materials used in construction, stock.

Surveyor Recommendation: No Data

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

### Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	No Data
Date of Construction:	
Date Source:	No Data
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Domestic
Other ID Number:	No Data
Architectural Style:	No Data
Form:	No Data
Number of Stories:	No Data
Condition:	No Data
Threats to Resource:	No Data
Cultural Affiliations:	No Data
Cultural Affiliation Details:	

No Data

**Architectural Description:**

No Data

**Exterior Components**

Component	Component Type	Material	Material Treatment
Chimneys	Interior	Brick	Flue
Roof	Gable	Asphalt	Shingle
Structural System and Exterior Treatment	Not Visible	Brick	Other
Windows	Sash, Double-Hung	Wood	1/1
Foundation	Solid/Continuous	Concrete	Poured
Porch	Wrap-Around	Wood	Columns, Tuscan

**Secondary Resource Information**

**Secondary Resource #1**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** Reconstruction and Growth (1866 - 1916)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

June 2013: The shed is a modern gambrel-roofed structure sheathed in T-111 siding with the roof covered in asphalt shingles.

**Number of Stories:** 1

**Secondary Resource #2**

**Resource Category:** Domestic  
**Resource Type:** Garage  
**Date of Construction:** 1980  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

June 2013: The garage is a one-story frame building with asymmetrical gable roof. The exterior is board-and-batten siding and the roof is clad in asphalt shingles. Two, double doors provide access into the building.

**Number of Stories:** 1

**Secondary Resource #3**

**Resource Category:** DSS Legacy  
**Resource Type:** Shed  
**Date of Construction:** 2000  
**Date Source:** Site Visit  
**Historic Time Period:** Reconstruction and Growth (1866 - 1916)  
**Historic Context(s):** Domestic  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**  
*No Data*

**Architectural Description:**

June 2013: The shed is a one-story, frame building with a gable roof. The exterior walls are sheathed in T-111 siding and the roof in asphalt shingles.

**Number of Stories:** 1

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5381  
**Staff Name:** Roger Kirchen  
**Event Date:** 4/23/2014  
**Staff Comment**  
Review File No.:2012-1314

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2012-1314  
**Investigator:** CRI  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 6/1/2013  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

A Phase I Cultural Resources Survey of Approximately 39.0 Miles of Proposed Improvements to the Dominion Virginia Power 500 kV Transmission Line from the Lexington Substation to the Doods Substation, Augusta and Rockbridge County, Virginia.

Surveyed by: S. DeChard and B. Steward  
Architectural Descriptions by: S. DeChard

### Bibliographic Information

**Bibliography:**

*No Data*

**Property Notes:**

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Current Name	Wilson Trucking Corporation

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

Current - 137 Wilson Boulevard

<b>County/Independent City(s):</b>	Augusta (County)
<b>Incorporated Town(s):</b>	Fishersville
<b>Zip Code(s):</b>	22939
<b>Magisterial District(s):</b>	<i>No Data</i>
<b>Tax Parcel(s):</b>	067-81
<b>USGS Quad(s):</b>	WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Town

**Acreage:** 34

**Site Description:**

March 2018: The resource is located in a populated town, with residential housing and other businesses in its vicinity.

**Surveyor Assessment:**

March 2018: Historic research carried out for this Project did not identify any significant events or persons involving this resource. Therefore, ERM recommends 007-5766 not eligible for NRHP under Criterion A or Criterion B. Buildings 2 through 10 do not meet the age threshold to be considered for inclusion on the NRHP. Although of age, and in good condition, Building 1 does not exhibit a distinctive architectural style, nor exceptional design or craftsmanship. The inclusion of replacement corrugated metal sheeting for the exterior has also altered the structure's historic fabric, and the development of the property has altered the setting. For these reasons, ERM recommends 007-5766 not eligible for NRHP under Criterion C.

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>

**Primary Resource Information**

**Resource Category:** Industry/Processing/Extraction

**Resource Type:** Warehouse

**NR Resource Type:** Building

**Historic District Status:** *No Data*

**Date of Construction:** Ca 1968

**Date Source:** Site Visit

**Historic Time Period:** The New Dominion (1946 - 1991)

**Historic Context(s):** Industry/Processing/Extraction

**Other ID Number:** *No Data*

**Architectural Style:** Vernacular

**Form:** Rectangular

**Number of Stories:** 1.0

**Condition:** Good

**Threats to Resource:** Development, Public Utility Expansion

**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

March 2018: Building 1 is a warehouse with a standing-seam metal, front-gabled roof with metal corrugated sheet siding on the upper portion and horizontal-oriented wood on the lower portion. Dating of this utilitarian building was supported by historic aerial imagery and information from the Augusta County Tax Assessor (Augusta County Tax Assessor 2018; NETROnline n.d.). The foundation of Building 1 has been covered by the horizontal-oriented wood on the lower portion. The primary entrance is through a large metal sliding door centered on the southwest elevation with a small awning of corrugated metal shielding the door tracks. A secondary door was possibly located on the northeast elevation, but is now covered in corrugated metal sheeting. A loading door for trucks is located on the west elevation, with a metal garage door and a protruding concrete and metal dock. A post 1968 addition on the west elevation spans the full length of the main block. The addition is made of materials consistent with the main block, and has a corrugated metal shed roof. The siding on the northeast's upper portion is clad in corrugated metal sheeting and the lower portion is composed of horizontal-oriented wood. The southwest elevation is clad from roof to ground in corrugated metal sheeting. The east elevation is clad in sheets of plywood. The east elevation has a gutter running the length of the addition and downspouts located on the southeast and northeast corners. The west elevation also has a full-length gutter with only one downspout at the southwest corner.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	No Data	No Data
Roof	Front Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels
Structural System and Exterior Treatment	Unknown	Wood	Weatherboard
Structural System and Exterior Treatment	Unknown	Wood	Panels

**Secondary Resource Information**

**Secondary Resource #1**

<b>Resource Category:</b>	Industry/Processing/Extraction
<b>Resource Type:</b>	Warehouse
<b>Date of Construction:</b>	1980Ca
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Industry/Processing/Extraction
<b>Architectural Style:</b>	Vernacular
<b>Form:</b>	Rectangular
<b>Condition:</b>	Good
<b>Threats to Resource:</b>	Public Utility Expansion
<b>Cultural Affiliations:</b>	No Data
<b>Cultural Affiliation Details:</b>	No Data

**Architectural Description:**

March 2018: Building 2 is a circa 1980 warehouse with a standing-seam metal, front-gabled roof, metal siding, and poured concrete foundation. There is horizontal-oriented wood skirting around the foundation. A large, metal sliding door is centered on the southeast elevation and a metal personnel entrance is located on the southwest elevation.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	No Data
Roof	Front Gable	Metal	No Data
Structural System and Exterior Treatment	Not Visible	Metal	Panels

**Secondary Resource #2**

<b>Resource Category:</b>	Industry/Processing/Extraction
<b>Resource Type:</b>	Warehouse
<b>Date of Construction:</b>	1970Ca
<b>Date Source:</b>	Site Visit
<b>Historic Time Period:</b>	The New Dominion (1946 - 1991)
<b>Historic Context(s):</b>	Industry/Processing/Extraction
<b>Architectural Style:</b>	Vernacular

**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

March 2018: Building 3 is a circa 1970 warehouse with a corrugated metal, front-gabled roof, ribbed aluminum siding, and poured concrete foundation. There is horizontal-oriented wood skirting around the foundation. A wooden door with metal hinges and a large, sliding barn door are located on the southwest elevation. A fixed, six-paned aluminum window is centered on the northeast elevation.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	<i>No Data</i>
Roof	Front Gable	Metal	<i>No Data</i>
Structural System and Exterior Treatment	Not Visible	Metal	Panels
Windows	Fixed	Aluminum	<i>No Data</i>

**Secondary Resource #3**

**Resource Category:** Industry/Processing/Extraction  
**Resource Type:** Warehouse  
**Date of Construction:** 1971Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

*No Data*

**Architectural Description:**

March 2018: Building 4 is a circa 1971 front-gable warehouse with a standing-seam metal roof and siding, and a continuous concrete masonry unit foundation. A gabled addition is located on the southwest elevation with a set of poured concrete steps with a metal guardrail that lead to one-paned glass entrances on its southeast and northwest elevations. Personnel entrances are located all other elevations. Building 4 has a combined total of 51 loading docks with 15-panel metal garage doors, located on the southeast and northwest elevations.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Front Gable	Metal	<i>No Data</i>
Structural System and Exterior Treatment	Unknown	Metal	Panels

**Secondary Resource #4**

**Resource Category:** Commerce/Trade  
**Resource Type:** Office/Office Building  
**Date of Construction:** 1971Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Commerce/Trade, Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** *No Data*

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

March 2018: Building 5 is a circa 1971 office/warehouse with a front-gabled, standing-seam metal roof, standing-seam metal siding, and a concrete masonry unit foundation. The primary entrance is located in a recessed trapezoidal entryway through double-glass doors on the eastern corner of the northeast and southeast elevations. Building 5 has a sign with the words, "WILSON TRUCKING CORPORATION" on its northwest elevation and a metal personnel door on its southwest elevation.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Front Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels
Windows	Fixed	Metal	No Data

**Secondary Resource #5**

**Resource Category:** Commerce/Trade  
**Resource Type:** Office/Office Building  
**Date of Construction:** 1971Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Commerce/Trade, Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

March 2018: Building 6 is a circa 1971 front-gabled office with a standing-seam metal roof and a poured concrete foundation. The exterior is metal, and has one-paned vinyl windows on all elevations. The vinyl windows on the brick elevations have brick rowlock sills. It has a running-bond brick veneer on its north and west elevations. Personnel entrances are located on the south and east elevations, while glass entrances are located on the south elevation. A hipped-roof carport addition is located on the west elevation, supported by brick pillars.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	No Data
Roof	Front Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels
Structural System and Exterior Treatment	Unknown	Brick	American/Common Bond
Windows	Fixed	Vinyl	No Data

**Secondary Resource #6**

**Resource Category:** Industry/Processing/Extraction  
**Resource Type:** Shed  
**Date of Construction:** 1990Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data

**Cultural Affiliation Details:**

No Data

**Architectural Description:**

March 2018: Building 7 is circa 1990 utility building with a low-profile standing-seam, side-gabled roof with metal siding. The foundation is constructed of concrete masonry unit blocks. A metal double door centered on the north elevation serves as the only entry point.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Side Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels

**Secondary Resource #7**

**Resource Category:** Industry/Processing/Extraction  
**Resource Type:** Warehouse  
**Date of Construction:** 1971Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** T-Plan  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

March 2018: Building 8 is a circa 1971 warehouse with a standing-seam, low-profile gable roof, metal siding and mixture of concrete masonry unit and poured concrete foundation sections. The main block has a rectangular footprint and an addition to the northeast elevation converted it to a T-shaped footprint. The addition has a low-profile, gabled roof with a poured concrete foundation.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Foundation	Slab	Concrete	No Data
Roof	Side Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels

**Secondary Resource #8**

**Resource Category:** Industry/Processing/Extraction  
**Resource Type:** Warehouse  
**Date of Construction:** 1971Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**

No Data

**Architectural Description:**

March 2018: Building 9 is a circa 1971 warehouse with a low-profile standing-seam metal roof, metal siding, and a concrete foundation. Metal garage doors and personnel entrances are located on all elevations.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	Concrete	No Data
Roof	Front Gable	Metal	No Data
Structural System and Exterior Treatment	Unknown	Metal	Panels

**Secondary Resource #9**

**Resource Category:** Industry/Processing/Extraction  
**Resource Type:** Shed  
**Date of Construction:** 1978Ca  
**Date Source:** Site Visit  
**Historic Time Period:** The New Dominion (1946 - 1991)  
**Historic Context(s):** Industry/Processing/Extraction  
**Architectural Style:** Vernacular  
**Form:** Rectangular  
**Condition:** Good  
**Threats to Resource:** Public Utility Expansion  
**Cultural Affiliations:** No Data  
**Cultural Affiliation Details:**  
 No Data

**Architectural Description:**  
 March 2018: Building 10 is a circa 1978 truck shed. It is an open-air on all elevations with low-profile standing-seam metal roof supported by 18 metal I-beams. The I-beams are centered under the gable peak with a poured concrete divider running the length of the structure.

**Number of Stories:** 1

**Exterior Components**

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	No Data
Roof	Side Gable	Metal	No Data
Structural System and Exterior Treatment	Steel Frame	Other	Other

**Historic District Information**

**Historic District Name:** No Data  
**Local Historic District Name:** No Data  
**Historic District Significance:** No Data

**CRM Events**

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5766  
**Staff Name:** Roger Kirchen  
**Event Date:** 6/4/2019  
**Staff Comment:**  
 DHR File No.: 2014-0710

**Event Type: DHR Staff: Not Eligible**

**DHR ID:** 007-5766  
**Staff Name:** Roger Kirchen  
**Event Date:** 6/4/2019  
**Staff Comment:**  
 DHR File No.: 2014-0710

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** 2014-0710  
**Investigator:** Mary Beth Derrick  
**Organization/Company:** Natural Resource Group, LLC  
**Photographic Media:** Digital  
**Survey Date:** 3/14/2018  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
Emily Laird, Mary Beth Derrick, Larissa Thomas  
Emily Laird, Jeffrey L. Holland, and Larissa A. Thomas. 2017 Phase I Historic Architectural Survey of the Atlantic Coast Pipeline Project: Virginia Letter Report. ERM, Duluth, Georgia. Report prepared for Atlantic Coast Pipeline, LLC, Richmond, Virginia.

### Bibliographic Information

#### Bibliography:

Nationwide Environmental Title Research, LLC (NETRonline)  
1999–2018 Historic Aerials by NETRonline. <https://www.historicaerials.com/viewer>. Accessed March 28, 2018.

Augusta County Tax Assessor  
2018 Virginia Mass Appraisal Network, Augusta County. <http://www.vamanet.com/cgi-bin/MAPSrchPGM?LOCAL=AUG>. Accessed March 2, 2018.

-----  
Emily Tucker-Laird, Jeffrey L. Holland, Larissa A. Thomas  
Phase I Historic Architectural Survey of the Atlantic Coast Pipeline Project: Virginia Addendum 10 Report  
Prepared by: ERM, Duluth, GA  
June 2019  
DHR Report No. VA-165  
DHR Project No. 2014-0710

#### Property Notes:

No Data

**Property Information**

**Property Names**

<b>Name Explanation</b>	<b>Name</b>
Historic/Current	Waynesboro Battlefield

**Property Evaluation Status**

DHR Staff: Not Eligible

**Property Addresses**

- Route 250

**County/Independent City(s):** Augusta (County), Nelson (County), Waynesboro (Ind. City)

**Incorporated Town(s):** Fishersville

**Zip Code(s):** 22920, 22939, 22952, 22980

**Magisterial District(s):** *No Data*

**Tax Parcel(s):** *No Data*

**USGS Quad(s):** WAYNESBORO EAST,  
 WAYNESBORO WEST

**Additional Property Information**

**Architecture Setting:** Urban

**Acreage:** 2,205.16

**Site Description:**

2009: The landscape and terrain have been altered beyond recognition since the period of significance. Commemorative opportunities only.

**Surveyor Assessment:**

Start Year: 1865  
 End Year: 1865  
 Date Source: Written Data  
 Type: Historical Event

-----  
 Waynesboro  
 Other Names: None  
 Location: Augusta County  
 Campaign: Sheridan's Expedition to Petersburg (February-March 1865)  
 Date(s): March 2, 1865  
 Principal Commanders: Maj. Gen. Philip Sheridan [US]; Lt. Gen. Jubal Early [CS]  
 Forces Engaged: 4,100 total (US 2,500; CS 1,600)  
 Estimated Casualties: 1,800 total  
 Description: On February 27, Maj. Gen. Philip Sheridan with two cavalry divisions rode from Winchester up the Shenandoah Valley to Staunton. Turning east, the Federals encountered the last remnant of Lt. Gen. Jubal Early's Valley army at Waynesboro on March 2. After a brief stand-off, a Federal attack rolled up Early's right flank and scattered his small force. More than 1,500 Confederates surrendered. Early and a few of his staff evaded capture. Sheridan crossed the Blue Ridge to Charlottesville and then raided south, destroying the James River Canal locks near Goochland Court House. He joined forces with the Army of the Potomac near Petersburg on March 26 for the opening of the Appomattox Campaign.  
 Result(s): Union victory  
 CWSAC Reference #: VA123  
 Preservation Priority: IV.2 (Class B)

**Surveyor Recommendation:** Recommended Not Eligible

**Ownership**

<b>Ownership Category</b>	<b>Ownership Entity</b>
Private	<i>No Data</i>
Public - Local	<i>No Data</i>

**Primary Resource Information**

**Resource Category:** Defense

**Resource Type:** Battle Site

**NR Resource Type:** Site

**Historic District Status:** *No Data*

**Date of Construction:** 1865  
**Date Source:** Written Data  
**Historic Time Period:** Civil War (1861 - 1865)  
**Historic Context(s):** Military/Defense  
**Other ID Number:** *No Data*  
**Architectural Style:** No Discernable Style  
**Form:** *No Data*  
**Number of Stories:** *No Data*  
**Condition:** *No Data*  
**Threats to Resource:** None  
**Cultural Affiliations:** *No Data*  
**Cultural Affiliation Details:**  
*No Data*  
**Architectural Description:**  
*No Data*

### Secondary Resource Information

### Historic District Information

**Historic District Name:** *No Data*  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

### CRM Events

#### Event Type: Survey:Phase I/Reconnaissance

**Project Review File Number:** *No Data*  
**Investigator:** NPS  
**Organization/Company:** National Park Service  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/2009  
**Dhr Library Report Number:** *No Data*  
**Project Staff/Notes:**  
*No Data*

#### Project Bibliographic Information:

DHR CRM Report Number: VA-093  
Record Type: Report  
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.

-----  
Name: National Park Service  
DHR CRM Report Number: VA-083  
Record Type: Report  
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Ruppel.

#### Event Type: DHR Staff: Not Eligible

**DHR ID:** 136-5057  
**Staff Name:** ABPP  
**Event Date:** 1/24/2007

**Staff Comment**

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely not eligible for listing in the National Register of Historic Places. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

**Event Type: Survey:Phase I/Reconnaissance**

**Project Review File Number:** *No Data*  
**Investigator:** NPS  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/1993  
**Dhr Library Report Number:** VA-093

**Project Staff/Notes:**

*No Data*

**Project Bibliographic Information:**

DHR CRM Report Number: VA-093  
Record Type: Report  
Bibliographic Notes: Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields. 1993. National Park Service, American Battlefield Protection Program.

-----  
Name: National Park Service  
DHR CRM Report Number: VA-083  
Record Type: Report  
Bibliographic Notes: Update to the Civil War Sites Advisory Commission's Report on the Nation's Civil War Battlefields: Commonwealth of Virginia. 2009. Joseph Brent, David Lowe, Tanya Gossett, Kathleen Madigan, Lisa Ruppel.

**Bibliographic Information**

**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

## Appendix G – Economic & Fiscal Impact Analysis

# G

## Appendix G

Economic & Fiscal Impact Analysis

# ELM SPRINGS I SOLAR ECONOMIC AND FISCAL CONTRIBUTION TO AUGUSTA COUNTY, VIRGINIA



Prepared for



APRIL 2023



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MANGUMECONOMICS.COM

## About Mangum Economics, LLC

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Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of data centers at the state and local level across the country.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 18.5 GW of proposed solar, wind, battery storage, and hydro projects spanning nineteen states. Among those projects was Sun Tribe Development's 2.6 GW Coastal Virginia Offshore Wind project off of Virginia Beach. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. Most recently, we were called upon by Henrico County to provide an analysis of the proposed \$2.3 billion Green City "net-zero eco district." The Mangum Team has also authored multiple economic development plans, including identifying industries that were likely recruitment targets because of the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Education and Workforce:** The Mangum Team has worked with multiple post-secondary and secondary education institutions to quantify their economic contribution to their host communities as well as their impact on regional and statewide workforce needs.

### The Project Team

Martina Arel, M.B.A.

*Director – Economic Development & Energy Research*

Rebecca Kyle

*Research Analyst*

A. Fletcher Mangum, Ph.D.

*Founder and CEO*



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## Executive Summary

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This report assesses the economic and fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County, Virginia. The primary findings from that assessment are as follows:

**1) Elm Springs I Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located between Goose Creek Road and Jefferson Highway in Augusta County, Virginia. The total acreage for the project encompasses approximately 25 acres of land used for cattle grazing. The actively used, fenced-in solar site would be approximately 20 acres.**

**2) The proposed Elm Springs I Solar project would make an economic contribution to Augusta County:**

- The proposed Elm Springs I Solar project would provide an estimated one-time pulse of economic activity to Augusta County during its construction phase supporting approximately:
  - 9 direct, indirect, and induced jobs.
  - \$0.5 million in associated wages and benefits.
  - \$1.5 million in economic output.
- The proposed Elm Springs I Solar project would provide an estimated annual economic impact to Augusta County during its ongoing operational phase supporting approximately:
  - < 1 direct, indirect, and induced job.
  - \$17,200 in associated wages and benefits.
  - \$47,200 in economic output.

**3) The proposed Elm Springs I Solar project would also make a fiscal contribution to Augusta County. The proposed project would generate approximately:**

- \$34,200 in state and local tax revenue from the one-time pulse of economic activity associated with the project's construction.
- \$181,700 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and from taxation of the capital investments in machinery and tools.
- \$261,600 in cumulative county revenue over the facility's anticipated 25-year operational life assuming revenues are generated from the reassessment of the real property and payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8. The payments would be based on the project's generation capacity and would include an annual 2 percent escalator.<sup>1</sup>

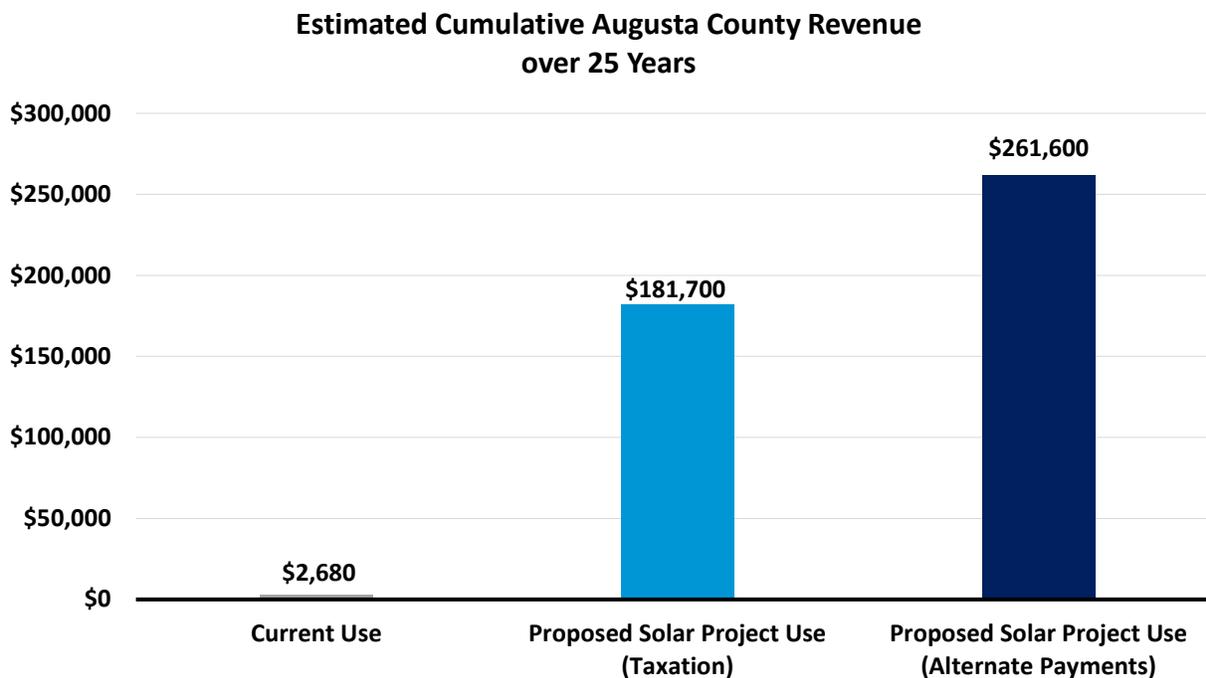
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<sup>1</sup> Data Source: RWE.



**4) The proposed Elm Springs I Solar project would have a significantly greater fiscal impact on Augusta County than the property generates in its current use:**

- The proposed Elm Springs I Solar project would generate approximately between \$181,700 and \$261,600 in cumulative county revenue over the facility’s anticipated 25-year operational life, as compared to approximately \$2,680 in cumulative county revenue in the property’s current use – this constitutes an 68- to 122-fold increase over current revenues.



*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

## Introduction

---

This report assesses the economic and fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County, Virginia. This report was commissioned by RWE and produced by Mangum Economics.

## The Project

---

Elm Springs I Solar is a proposed 3-megawatt (MW) alternating current (AC) solar photovoltaic power generating facility. The project would be located between Goose Creek Road and Jefferson Highway in Augusta County, Virginia. The total acreage for the project encompasses approximately 25 acres of land used for cattle grazing. The actively used, fenced-in solar site would be approximately 20 acres.

## Economic and Fiscal Impact

---

This section quantifies the economic and fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County. The analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase.

## Method

To empirically evaluate the likely local economic impact attributable to the proposed Elm Springs I Solar project, the analysis employs a regional economic impact model called IMPLAN.<sup>2</sup> The IMPLAN model is one of the most commonly used economic impact simulation models in the U.S., and in Virginia is used by UVA's Weldon Cooper Center, the Virginia Department of Planning and Budget, the Virginia Employment Commission, and other state agencies and research institutes. Like all economic impact models, the IMPLAN model uses economic multipliers to quantify economic impact.

Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy. For example, as when the Elm Springs I Solar project purchases goods and services – or when contractors hired by the facility use their salaries and wages to make household purchases – thereby generating income for someone else, which is in turn spent, thereby becoming income for yet someone else, and so on, and so on. Through this process, one dollar in expenditures generates multiple dollars of income. The mathematical relationship between the initial expenditure and the total income generated is the economic multiplier.

One of the primary advantages of the IMPLAN model is that it uses regional and national production and trade flow data to construct region-specific and industry-specific economic multipliers, which are then further adjusted to reflect anticipated actual spending patterns within the specific geographic study area

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<sup>2</sup> IMPLAN is produced by IMPLAN Group, LLC.

that is being evaluated. As a result, the economic impact estimates produced by IMPLAN are not generic. They reflect as precisely as possible the economic realities of the specific industry, and the specific study area, being evaluated.

In the analysis that follows, these impact estimates are divided into three categories. First round direct impact measures the direct economic contribution of the entity being evaluated (e.g., own employment, wages paid, goods and services purchased by the Elm Springs I Solar project). Second round indirect and induced impact measures the economic ripple effects of this direct impact in terms of business to business, and household (employee) to business, transactions. Total impact is simply the sum of the preceding two. These categories of impact are then further defined in terms of employment (the jobs that are created), labor income (the wages and benefits associated with those jobs), and economic output (the total amount of economic activity that is created in the economy).

## Construction Phase

This portion of the section assesses the economic and fiscal impact that the one-time pulse of activity associated with construction of the proposed Elm Springs I Solar project would have on Augusta County.

### Assumptions

The analysis is based on the following assumptions:

- Total capital investment associated with the Elm Springs I Solar project is estimated to be approximately \$12.5 million.<sup>3</sup>
- Of that total:
  - Architecture, engineering, site preparation, and other construction and development costs are estimated to be approximately \$5.9 million.<sup>4</sup>
  - Capital equipment costs are estimated to be approximately \$6.6 million.<sup>5</sup> It is anticipated that no capital equipment would be purchased from vendors in Augusta County.<sup>6</sup>
- All construction expenditures are assumed to take place during a six-month period.<sup>7</sup>

### Results

Applying these assumptions in the IMPLAN model results in the following estimates of one-time economic and fiscal impact. As shown in Table 1, construction of the proposed Elm Springs I Solar

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<sup>3</sup> Data Source: RWE.

<sup>4</sup> Data Source: RWE.

<sup>5</sup> Data Source: RWE.

<sup>6</sup> Data Source: IMPLAN Group LLC.

<sup>7</sup> Data Source: RWE.

project would directly provide a one-time pulse supporting approximately: 1) 7 jobs, 2) \$0.4 million in wages and benefits, and 3) \$1.2 million in economic output to Augusta County.<sup>8</sup>

Taking into account the economic ripple effects that direct investment would generate, the total estimated one-time impact on Augusta County would support approximately: 1) 9 jobs, 2) \$0.5 million in wages and benefits, 3) \$1.5 million in economic output, and 4) \$34,200 in state and local tax revenue.

**Table 1: Estimated One-Time Economic and Fiscal Impact on Augusta County from Construction of the Elm Springs I Solar Project<sup>9</sup>**

Economic Impact	Employment	Wages and Benefits	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	7	\$432,600	\$1,200,000
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	2	\$78,900	\$266,400
<b>Total Economic Activity</b>	<b>9</b>	<b>\$511,500</b>	<b>\$1,466,400</b>
<b>Fiscal Impact</b>			
<b>State and Local Tax Revenue</b>			<b>\$34,200</b>

*\*Totals may not sum due to rounding.*

## Ongoing Operations Phase

This portion of the section assesses the annual economic and fiscal impact that the proposed Elm Springs I Solar project would have on Augusta County during its anticipated 25-year operational phase.

### Economic Impact Assumptions

The analysis is based on the following assumptions:

- The Elm Springs I Solar project would spend approximately \$40,000 each year for maintenance and repair, vegetative control, and other operational expenditures.<sup>10</sup>

### Economic Impact

Applying these assumptions in the IMPLAN model results in the following estimates of annual economic impact. As shown in Table 2, annual operation of the proposed Elm Springs I Solar project would directly support approximately: 1) < 1 job, 2) \$14,200 in wages and benefits, and 3) \$37,000 in economic output to Augusta County.

<sup>8</sup> It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.

<sup>9</sup> It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project.

<sup>10</sup> Data Source: RWE.

Taking into account the economic ripple effects that direct impact would generate, the total estimated annually supported impact on Augusta County would be approximately: 1) < 1 job, 2) \$17,200 in wages and benefits, and 3) \$47,200 in economic output.

**Table 2: Estimated Annual Economic Impact on Augusta County from the Ongoing Operation of the Elm Springs I Solar Project**

Economic Impact	Employment	Wages and Benefits	Output
<b>1<sup>st</sup> Round Direct Economic Activity</b>	< 1	\$14,200	\$37,000
<b>2<sup>nd</sup> Round Indirect and Induced Economic Activity</b>	< 1	\$3,000	\$10,200
<b>Total Economic Activity</b>	<b>&lt; 1</b>	<b>\$17,200</b>	<b>\$47,200</b>

### Fiscal Impact Assumptions

The analysis is based on the following assumptions:

- Total capitalized investment in machinery and tools in the Elm Springs I Solar project is estimated to be approximately \$9.3 million.<sup>11</sup>
- The Elm Springs I Solar project would be situated on approximately 25 acres located in Augusta County.<sup>12</sup>
- The approximately 20 fenced-in acres would be removed from the land use program and reassessed at a solar use assessment value of \$10,000 per acre.<sup>13</sup>
- The approximately 5 residual acres would be removed from the land use program and assessed at market value.<sup>14</sup>
- The initial interconnection request for Elm Springs Solar I was in 2019.<sup>15</sup>
- Tax rates are assumed to remain constant throughout the analysis.
- The Elm Springs I Solar project’s total generation capacity would be 3 MW AC.<sup>16</sup>
- The Elm Springs I Solar project would become operational in 2024.<sup>17</sup>

<sup>11</sup> Data Source: RWE.

<sup>12</sup> Data Source: RWE.

<sup>13</sup> Data Source: Actual future assessment value for solar projects in Augusta County is currently unknown. The potential future assessment value of \$10,000 per acre is an estimate based on experience with comparable solar projects in Virginia.

<sup>14</sup> Data Source: Actual assessment for residual acreage in Augusta County is currently unknown. Assumed assessment based on experience with comparable projects in Virginia.

<sup>15</sup> Data Source: RWE.

<sup>16</sup> Data Source: RWE.

<sup>17</sup> Data Source: RWE.

## Fiscal Impact

This portion of the section quantifies the direct fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County. The analysis considers two scenarios. Both scenarios include the additional revenue that the Elm Springs I Solar project would generate for Augusta County over a 25-year period from the increased property assessments associated with reassessing the site as solar use property. Scenario 1 then describes the additional revenue Elm Springs I would generate for Augusta County from taxes levied on the capital investment in machinery and tools, while Scenario 2 assumes tax revenue generated from the capital investment will be replaced with payments in conjunction with granting a conditional use permit under the Virginia Code §15.2-2288.8.<sup>18</sup>

### Reassessment of Property

Table 3 details the increased tax revenue associated with reassessing the 20-acre solar site as solar use property and the residual 5 acres at market value. The county real estate tax revenue from the fenced-in acreage after reassessment is estimated to be approximately \$1,260 per year and the county real estate tax revenue from the residual acreage after removal from the land use program is estimated to be approximately \$840 per year for an annual total of approximately \$2,100, and a cumulative total of approximately \$52,400 over the project's anticipated 25-year operational life expectancy. Adding one-time rollback taxes of approximately \$29,700 increases that cumulative total to approximately \$82,100. In contrast, the property currently generates approximately \$107 per year for the county, for a cumulative total of approximately \$2,680 over 25 years.

**Table 3: Estimated County Revenue Generated by the Proposed Elm Springs I Solar Project over 25 Years from Real Estate Taxes**

	Solar Use	Residual Acreage	Total
Estimated Increased Appraised Value of Property <sup>19</sup>	\$200,000	\$132,900	\$332,900
Augusta County Real Estate Tax Rate <sup>20</sup>			0.0063
Annual County Real Estate Tax – Solar Use	\$1,260	\$840	\$2,100
<b>Revenue over 25 Years</b>	<b>\$20,900</b>	<b>\$31,500</b>	<b>\$52,400</b>
<b>One-time Rollback Taxes<sup>21</sup></b>			<b>\$29,700</b>
<b>Total Cumulative Revenue over 25 Years</b>			<b>\$82,100</b>

*\*Totals may not sum due to rounding.*

<sup>18</sup> Data Source: RWE.

<sup>19</sup> Calculated as 20 acres times \$10,000 per acre and as 5 acres times the average market value per acre.

<sup>20</sup> Data Source: Augusta County website.

<sup>21</sup> Rollback taxes are computed as the difference between the current land use value assessment tax and the tax on the fair market value for the affected acreage for five complete tax years plus the current year. Does not account for changes in assessment values over time. Includes simple interest.

### Scenario 1: Taxation of Capital Investment in Machinery and Tools

Table 4 separately details the additional annual revenue that the proposed Elm Springs I Solar project would generate for Augusta County over a 25-year period from taxes levied on capital investment in machinery and tools. 1) the taxable portion of capital investments based on the stepdown local tax exemption pursuant to Virginia Code §58.1-2606.1<sup>22</sup>, times 2) Augusta County’s depreciation guidelines for machinery and tools<sup>23</sup>, times 3) Augusta County’s real estate tax rate of \$0.63 per \$100 of assessed value pursuant to Virginia Code §58.1-2606.1.<sup>24</sup>

As the data in Table 4 indicate, based on these calculations the estimated additional county revenue from taxation of capital investments associated with the proposed Elm Springs I Solar project would be approximately \$2,340 in the project’s first year of operation, with that figure projected to increase to approximately \$4,690 in year 11 of the project as the value of the exemption is reduced for a cumulative total of approximately \$99,600 over 25 years.

**Table 4: Estimated County Revenue by Proposed Solar Investment Over 25 Years**

Year	Total Capital Investment Subject to Exemption <sup>25</sup>	Depreciated Value of Taxable Capital Investment <sup>26</sup>	Additional Annual County Tax Revenue Solar Investment <sup>27</sup>
1	\$9,296,900	\$371,876	\$2,340
2	\$9,296,900	\$371,876	\$2,340
3	\$9,296,900	\$371,876	\$2,340
4	\$9,296,900	\$371,876	\$2,340
5	\$9,296,900	\$371,876	\$2,340
6	\$9,296,900	\$557,814	\$3,510
7	\$9,296,900	\$557,814	\$3,510
8	\$9,296,900	\$557,814	\$3,510
9	\$9,296,900	\$557,814	\$3,510
10	\$9,296,900	\$557,814	\$3,510

<sup>22</sup> Virginia Code §58.1-2606.1 stipulates that solar facilities 5MW or less are subject to a stepdown exemption from local property taxes if the project is approved by the locality on or after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

<sup>23</sup> Because Elm Springs I Solar would be independently owned and does not meet the definition of an “Electric Supplier” because it is under 25 MW, it would be assessed locally. Although the actual potential local assessment methodology is not known, the analysis presented is based on the assumption that the investment would be assessed as machinery and tools because of the Virginia Department of Taxation Tax Ruling 14-37, which determined that production of electricity for sale or resale by a private entity is eligible for the industrial manufacturing processing exemption from sales and use taxes.

<sup>24</sup> Data Source: Augusta County’s website. Pursuant to Virginia Code §58.1-2606.1, Elm Springs I Solar would be taxable at a rate not exceeding the county’s real estate tax rate.

<sup>25</sup> Data Source: RWE.

<sup>26</sup> Accounts for Augusta County’s depreciation guidelines for Machinery and Tools. Also accounts for the stepdown exemption from local property taxes pursuant to Virginia Code §58.1-2606.1 for projects 5 MW or less and approved by a locality after July 1, 2022. The amount of the exemption is 80 percent in the first five years, 70 percent in years six through ten, and 60 percent thereafter.

<sup>27</sup> Calculated pursuant to Virginia Code §58.1-2606.1. Because Elm Springs I Solar would be independently owned and does not meet the definition of an “Electric Supplier” because it is under 5 MW, it would be taxed at the Augusta County real estate tax rate of \$0.63 per \$100.

Year	Total Capital Investment Subject to Exemption <sup>25</sup>	Depreciated Value of Taxable Capital Investment <sup>26</sup>	Additional Annual County Tax Revenue Solar Investment <sup>27</sup>
11	\$9,296,900	\$743,752	\$4,690
12	\$9,296,900	\$743,752	\$4,690
13	\$9,296,900	\$743,752	\$4,690
14	\$9,296,900	\$743,752	\$4,690
15	\$9,296,900	\$743,752	\$4,690
16	\$9,296,900	\$743,752	\$4,690
17	\$9,296,900	\$743,752	\$4,690
18	\$9,296,900	\$743,752	\$4,690
19	\$9,296,900	\$743,752	\$4,690
20	\$9,296,900	\$743,752	\$4,690
21	\$9,296,900	\$743,752	\$4,690
22	\$9,296,900	\$743,752	\$4,690
23	\$9,296,900	\$743,752	\$4,690
24	\$9,296,900	\$743,752	\$4,690
25	\$9,296,900	\$743,752	\$4,690
<b>CUMULATIVE TOTAL</b>			<b>\$99,600</b>

\*Totals may not sum due to rounding.

### Scenario 1: Total Fiscal Impact

Table 5 combines the results from the calculations depicted in Tables 3 and 4 to provide an estimate of the cumulative fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County over its 25-year anticipated operational life under Scenario 1. As these data indicate, that cumulative total is approximately \$181,700.

**Table 5: Estimated Cumulative County Tax Revenue from the Proposed Elm Springs I Solar Project over 25 Years under Scenario 1**

County Real Estate Tax Revenue	\$82,100
County Revenue from Taxation of Capital Investments	\$99,600
<b>TOTAL Cumulative Revenue over 25 Years</b>	<b>\$181,700</b>

### Scenario 2: Alternative Payments Associated with Conditional Use Permit

Table 6 details the payments in conjunction with granting a conditional use permit (CUP) under the Virginia Code §15.2-2288.8. The payments would be based on the project's total generation capacity

and would include a 2 percent annual escalator. Additionally, the payments would include an up-front payment of \$15,000 per MW.<sup>28</sup>

As shown in Table 6, based on a total generation capacity of 3 MW AC and an assumed commissioning date in 2024, the payments associated with a conditional use permit would generate approximately \$179,500 over the anticipated 25-year operational life of the project.

**Table 6: Estimated County Revenue Generated from Payments in Conjunction with a CUP over 25 Years<sup>29</sup>**

Year	MW	Payment per MW with Escalator	Annual County Revenue
Upfront	3	\$15,000	\$45,000
1	3	\$1,400	\$4,200
2	3	\$1,428	\$4,280
3	3	\$1,457	\$4,370
4	3	\$1,486	\$4,460
5	3	\$1,515	\$4,550
6	3	\$1,546	\$4,640
7	3	\$1,577	\$4,730
8	3	\$1,608	\$4,820
9	3	\$1,640	\$4,920
10	3	\$1,673	\$5,020
11	3	\$1,707	\$5,120
12	3	\$1,741	\$5,220
13	3	\$1,776	\$5,330
14	3	\$1,811	\$5,430
15	3	\$1,847	\$5,540
16	3	\$1,884	\$5,650
17	3	\$1,922	\$5,770
18	3	\$1,960	\$5,880
19	3	\$2,000	\$6,000
20	3	\$2,040	\$6,120
21	3	\$2,080	\$6,240
22	3	\$2,122	\$6,370
23	3	\$2,164	\$6,490
24	3	\$2,208	\$6,620
25	3	\$2,252	\$6,760
<b>Cumulative Total</b>			<b>\$179,500</b>

*\*Totals may not sum due to rounding.*

<sup>28</sup> Data Source: RWE.

<sup>29</sup> Data Source: RWE.

### *Scenario 2: Total Fiscal Impact*

Table 7 combines the results from the calculations depicted in Tables 3 and 6 to provide an estimate of the cumulative fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County over its 25-year anticipated operational life. As these data indicate, that cumulative total is approximately \$261,600.

**Table 7: Estimated Cumulative County Revenue from the Proposed Elm Springs I Solar Project over 25 Years under Scenario 2**

	Total Revenue
County Real Estate Tax Revenue	\$82,100
County Revenue from Payments in Conjunction with a CUP	\$179,500
<b>TOTAL Cumulative Revenue over 25 Years</b>	<b>\$261,600</b>

## Current Use

This section provides a benchmark for the previous estimates of the fiscal contribution that the proposed Elm Springs I Solar project would make to Augusta County by estimating the fiscal contribution that the site makes to the county in its current use.

### Economic Impact

The project site would be approximately 25 acres of land used for grazing cattle. The economic benefit currently generated by the cattle would remain the same because it is assumed the owner would relocate the cattle to a different meadow and continue his operations.<sup>30</sup>

### Fiscal Impact Assumptions

- The current assessment value of the affected acreage is approximately \$17,000.<sup>31</sup>

### Fiscal Impact

Table 8 details the estimated tax revenue that the proposed Elm Springs I Solar site generates for Augusta County in its current use. As the data in Table 8 indicate, the current county real estate tax revenue from the project site is estimated to be approximately \$107 per year, for a cumulative total of approximately \$2,680 over 25 years.

**Table 8: Estimated County Revenue Generated by the Proposed Elm Springs I Solar Project Site over 25 Years from Real Estate Taxes – Current Use**

Estimated Assessed Value of Property – Current Use <sup>32</sup>	\$17,000
Augusta County Current Real Estate Tax Rate	0.0063
Estimated Annual County Real Estate Tax – Current Use	\$107
<b>Total Cumulative Revenue over 25 years</b>	<b>\$2,680</b>

*\*Totals may not sum due to rounding.*

*The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.*

<sup>30</sup> Data Source: RWE.

<sup>31</sup> Data Source: Derived from Augusta County’s property card database.

<sup>32</sup> Data Source: Derived from Augusta County’s property card database.