



Community Development
Department

STAFF REPORT

Meeting Date:	July 27, 2023
Agenda Title:	COA 23-49 – 34 N. Fourth Street
Requested Action:	Review proposal for the request to make alterations to DISH telecommunications equipment on existing Town of Warrenton water tank.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to make alterations to DISH telecommunications equipment on existing Town of Warrenton water tank.

- 1) Equipment to include (3) proposed panel antennas, jumpers, (6) RRUs, (3) OVPs, (3) hybrid cables, and ground equipment to include metal platform, PPC, equipment cabinet, power and telco conduit, fiber box, fiber NID and GPS unit.
- 2) Overgrowth clearing and fence repair as needed.

BACKGROUND

This building was constructed in c.1965 and is in good condition. It represents a typical mid-twentieth century industrial structure. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the resource does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
A. MECHANICAL SYSTEMS & EQUIPMENT		
1. Install mechanical equipment to minimize impacts on historic fabric and building appearance.	3.47	Applicant has demonstrated ability to minimize impacts to historic fabric.
5. Install mechanical equipment in areas and spaces that require the least amount of alteration to the historic materials, plan, and avoid visible façades of the building	3.47	Applicant has demonstrated ability to minimize impacts to historic fabric.
7. Any exposed or visible lines should be painted or covered to blend with the exterior of the building.	3.47	Applicant shall confirm that any visible lines will be painted or covered.
1. Exhaust and supply fans should be located in the least conspicuous place using the least harmful installation and operational means	3.48	Applicant has demonstrated ability to minimize impacts to historic fabric and will be obscured via an existing privacy fence.
2. Locate utility meters as inconspicuously as possible. If locating the meter on a primary façade is unavoidable, paint the meter to match the color of the building façade, and/or screen the utility meter with landscaping or other means.	3.48	Applicant has demonstrated ability to minimize impacts to historic fabric and will be obscured via an existing privacy fence. Applicant shall confirm that any visible lines will be painted or covered.
E. CELLULAR EQUIPMENT & ANTENNAS		
1. Locate cellular equipment to avoid damage to historic architecture and to be disguised and concealed.	3.56	Applicant shall confirm that any visible lines will be painted or covered.
3. Concealment structures should be identical to authentic structures in design, dimensions, and location on the building.	3.56	Applicant has demonstrated that the existing privacy fence will receive in-kind repairs.
2. SITE DESIGN – A. LANDSCAPING		
1. Preserve and maintain specimen trees, allées, historic plantings, and garden designs.	3.6	N/A
B. FENCES & WALLS		
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations	3.8	N/A

Historic District Guideline	Page No.	Analysis
For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	N/A

STAFF RECOMMENDATION

Staff recommends approval of the request to make alterations to DISH telecommunications equipment on existing Town of Warrenton water tank, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The applicant shall not install mechanical equipment that radically changes the appearance of the historic structure.
- 3) Any proposed installation of cellular communications equipment will have the least possible visual impact on historic fabric and on the surrounding historic district and shall not be visible from the public street or right-of-way.
- 4) Design conduits to carry wires and cables through existing chases on the interior of the structure, as permitted by the local building code. Wires and cables may not be run on primary façades.
- 5) Do not introduce trees or other plantings with the intention of blocking the front façade from the public street or right-of-way. In this way, evergreen trees are not the best choice for the historic district. New plantings should be restrained so that views to and from the historic building are not inappropriately obstructed.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet