

Stage I Pre-application Analysis for the Proposed Dominion Energy Virginia Charlottesville — Dooms Lines #233 and #291 Rebuild Project, Albemarle and Augusta Counties and the City of Charlottesville, Virginia

Introduction

1 Introduction

1.1 Overview

Stantec Consulting Services Inc. (Stantec) was retained by Dominion Energy Virginia (Dominion Energy) to conduct a Stage I Pre-Application Analysis for the proposed partial rebuild of transmission lines between the Charlottesville Substation in Charlottesville, Virginia and the Dooms Substation in Augusta County, Virginia (Figure 1). The total length of the existing right-of-way (ROW) easements and Dominion Energy-owned property to be used for the Charlottesville – Dooms Lines #233 and #291 Rebuild Project (Rebuild Project) is approximately 22.3 miles. Because the existing ROW is adequate to construct the proposed Rebuild Project, no new ROW is necessary.

Dominion Energy, in order to maintain the structural integrity and reliability of its transmission system to comply with mandatory North American Electric Reliability Corporation (NERC) Reliability Standards, proposes to:

- Rebuild, entirely within existing right-of-way or on Dominion Energy-owned property, approximately 22.3 miles of 230 kilovolt (“kV”) Charlottesville-Dooms Lines #233 and #291, starting at the existing Charlottesville Substation and ending at the existing Dooms Substation, by removing the majority of the existing structures, which are steel monopole and lattice structures, and replacing them with new galvanized steel and weathering steel structures.
- Replace the existing conductors on Lines #233 and #291 with new bundled 768.2 ACSS/TW conductors with 3948A ampacity, with a minimum summer emergency rating of 1573 MVA.

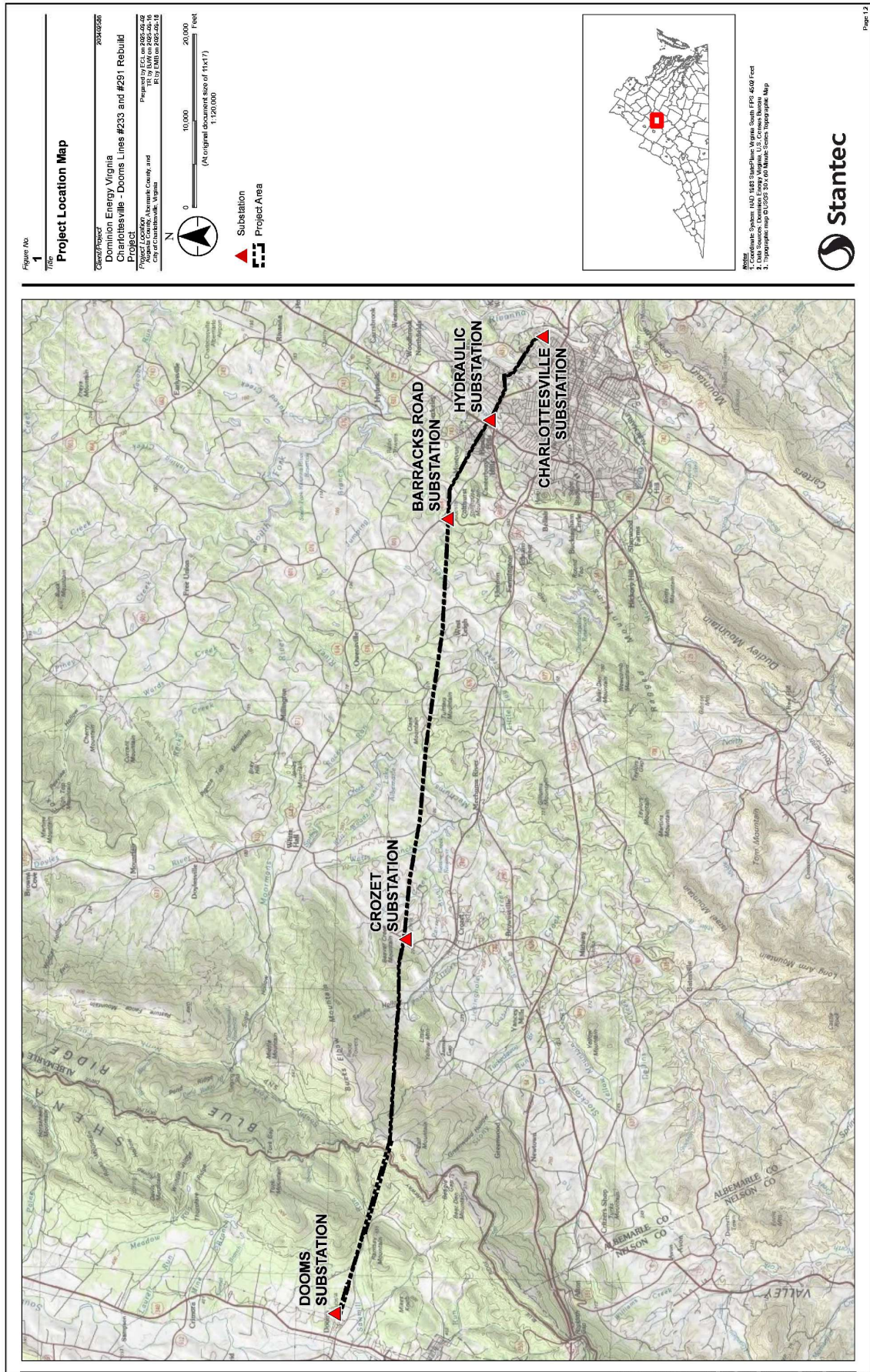
The proposed Rebuild Project is needed to comply with mandatory NERC Reliability standards and to maintain reliable service to accommodate overall growth in the area. Specifically, the Rebuild Project is needed to resolve an overloading issue on Lines #233 and #291, which run on the same structures from the existing Charlottesville Substation to the existing Dooms Substation.

All proposed structure heights and locations provided in this report are based upon preliminary engineering and are subject to final design (Appendix A). Between the existing Charlottesville Substation and the existing Dooms Substation, a total of 128 structures consisting of 7 steel monopole structures, 7 painted steel monopole structures, 10, 2 concrete H Frame structures, 2 steel H Frame structures, and 110 lattice structures will be removed from Lines #233 and #291. The Company will replace these structures with 122 steel monopole structures, 2 3-pole structures, and 2 steel H-Frame structures, with a total of 126 structures. Thirteen structures will decrease in height.

1.2 Stage I Pre-Application Analysis

The *Guidelines for Assessing Impacts of Proposed Electric Transmission Lines and Associated Facilities on Historic Resources in the Commonwealth of Virginia* (Virginia Department of Historic Resources [DHR] 2008) were developed by the Department of Historic Resources (DHR) to assist the State Corporation





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Commission (SCC) and their applicants to address and minimize potential impacts to historic resources associated with the construction of large-scale transmission lines and associated facilities. In consideration of the general project design, as described above, Stantec designed the present study to identify all previously recorded architectural and archaeological resources requiring inclusion in a formal Stage I Pre-Application Analysis, as defined by the 2008 *Guidelines*.

As detailed by the DHR guidance, consideration was given to National Historic Landmarks (NHL) located within a 1.5-mile radius of the project centerline; the previous resources and National Register of Historic Places (NRHP)-listed properties, battlefields, and historic landscapes located within a 1.0-mile radius of the project centerline; the previous two classes of resources and NRHP-eligible sites located within a 0.5-mile radius of the project centerline; and archaeological sites within the project ROW. This document includes a viewshed analysis to address potential visual impacts to the 33 resources considered during the Stage I study.

This Stage I Pre-Application Analysis project was directed by Senior Project Manager Kenrick Presgraves and the report co-authored by Architectural Historian Sonja Lengel and Technical Discipline Leader, Ellen Brady. The visual effects survey was conducted by Ms. Lengel and Assistant Architectural Historian Olivia McCarty under the supervision of Ms. Lengel. Photo simulations provided in Appendix D were prepared by POWER Engineers on behalf of Dominion Energy. Visual modeling was prepared by GIS Coordinator Melissa Sanderson, GIS Analyst Elise Ljiko, and GIS Technician Grant Stevens. Support graphics were prepared by GIS Coordinator Melissa Sanderson and GIS Analyst Elise Ljiko.



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Background Research

2 Background Research

As part of the Stage I Pre-Application Analysis effort, DHR guidance recommends a four-tier study area strategy to be considered for the proposed undertaking (Table 1). The background research for the Rebuild Project included a review of the DHR archives and of data collected from the DHR's Virginia Cultural Resource Information System (V-CRIS) database using the most current data as provided by the DHR. The DHR files of archaeological sites and historic structures were examined and information was retrieved on all archaeological sites located up to a 0.5-mile radius of the project area and all previously recorded architectural resources up to a 1.5-mile radius of the project. Esri ArcGIS Online aerial photography of current conditions was examined for the entire project area. Photographs of the viewshed of each of the architectural resources under consideration were taken from the public ROW.

Table 1. Study Areas as Defined by DHR Guidelines for Transmission Lines

Radial Buffer (in miles)	Considered Resources
1.5	National Historic Landmarks
1.0	Above resources and: National Register Properties (listed), Battlefields, Historic Landscapes (e.g. Rural HD)
0.5	Above resources and: National Register-eligible (as determined by DHR)
0.0 (Within ROW)	Above resources and Archaeological Sites

2.1 Results of the Background Research

2.1.1 Architectural Resources

One NHL is within the Rebuild Project's 1.5-mile radius. Ten NRHP-listed resources are located within 1.0 mile, of which four are historic districts. Four NRHP-listed resources, one VLR listed resource, one eligible historic district, and seven eligible resources are located within 0.5 mile. One NHL resource, two NRHP-listed resources, one listed historic district, two eligible resources, two eligible historic districts, and one potentially eligible resource are located within the existing transmission line ROW. Table 2 provides a listing of the architectural resources considered for the Stage I Pre-Application Analysis and also serves as a key to Appendix B. Resources are listed in numeric order commencing at the eastern terminus of the Rebuild Project in Charlottesville and terminating at the western end of the Rebuild Project at the Dooks Substation.

Table 2. Previously Recorded Architectural Resources Considered under the Stage I Pre-Application Guidelines

DHR #	Resource Name	NRHP/VLR Status	Distance to Closest Structure (Feet)	Closest Existing Structure(s)
104-0005	Locust Grove, 810 Locust Ave	NRHP-Listed, VLR Listed	3,524 feet	233/125, 291/125



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DHR #	Resource Name	NRHP/VLR Status	Distance to Closest Structure (Feet)	Closest Existing Structure(s)
104-0006	Sunnyside, 2150 Barracks Road	NRHP-Listed, VLR Listed	2,495 feet	233/21, 291/21
104-0072	Charlottesville and Albemarle County Courthouse Historic District	NRHP-Listed, VLR Listed	3,237 feet	233/5, 291/5
104-0202	Enderly, 603 Watson Avenue	NRHP-Listed, VLR Listed	2,686 feet	233/5, 291/5
104-0210	Hard Bargain, 1103 Park Street	NRHP-Listed, VLR Listed	2,145 feet	233/5, 291/5
104-0244	Four Acres, 1314 Rugby Road	NRHP-Listed, VLR Listed	2,599 feet	233/16, 291/16
104-5073	Marshall-Rucker-Smith House, 620 Park Street	NRHP-Listed, VLR Listed	5,004 feet	233/4, 291/4
104-5074	Judge William J. Robertson House, 705 Park Street	NRHP-Listed, VLR Listed	4,699 feet	233/5, 291/5
104-5094	Stonefield, 1204 Rugby Road	NRHP-Listed, VLR Listed	3,285 feet	233/16, 291/16
104-5102	McIntire Golf Course, Route 250 Bypass	Eligible	909 feet	233/8, 291/8
104-5137	Rock Hill Academy Landscape, 1025 Park Street	Eligible	2,539 feet	233/6, 291/6
104-5139	McIntire Municipal Park, Route 250 Bypass	Eligible	568 feet	233/8, 291/8
104-5144	Martha Jefferson Historic District	NRHP-Listed, VLR Listed	2674 feet	233/125, 291/125
104-5186	Federal Executive Institute, 1301 Emmet Street North	Eligible	1,614 feet	233/19, 291/19
104-5344	Barracks Road Shopping Center, 1117 Emmet Street North	Eligible	2,347 feet	233/20, 291/20
104-5393	Rugby Hills, Barracks Road Historic District	Eligible	1,817 feet	233/16, 291/16
104-5394	Meadowbrook Hills Historic District	Eligible	13 feet	233/16, 291/16
104-5995	Thomas and Alena Hammond House, 1708 Yorktown Drive	VLR Listed	1,501 feet	233/11, 291/11
002-0035	Farmington, Rt. 250	NRHP-Listed, VLR Listed	3,178 feet	233/37, 291/37
002-0200	Shack Mountain, 1790 Lambs Road	NHL, NRHP-Listed, VLR Listed	7,500 feet	233/28, 291/28
002-0808	Gallison Hall, 24 Farmington Drive	NRHP-Listed, VLR Listed	0 feet	233/35, 291/35
002-1260	Woolen Mills Village Historic District	NRHP-Listed, VLR Listed	4,823 feet	233/125, 291/125
002-1736	Ingleridge Farm, 1585 Ingleridge Farm	Eligible	0 feet	233/29, 291/29
021-5012	Appalachian National Scenic Trail	Eligible	121 feet	233/124, 291/124



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DHR #	Resource Name	NRHP/VLR Status	Distance to Closest Structure (Feet)	Closest Existing Structure(s)
002-5035	Colonel Vose Residence, 3 Brook Road	Eligible	1,847 feet	233/38, 291/38
002-5075	Greenwood-Afton Rural Historic District	NRHP-Listed, VLR Listed	0 feet	233/116, 291/116
002-5087	Crozet Historic District	NRHP-Listed, VLR Listed	3,300 feet	233/95, 291/95
002-5148	Hardie House, 2115 Dogwood Lane	Eligible	921 feet	233/38, 291/38
002-5153	Farmington Historic District	Eligible	0 feet	233/37, 291/37
002-5178	Blue Ridge Camp, 1275 Owensville Rd	NRHP-Listed, VLR Listed	158 feet	233/54, 291/54
002-5311	House and Log Cabin, 2245 Blue Ridge Lane	NRHP-Listed, VLR Listed	1,065 feet	233/37, 291/37
069-0234	Skyline Drive Historic District	NHL, NRHP-Listed, VLR Listed	10 feet	233/125, 291/125
093-5043	Appalachian Trail, Shenandoah State Park	Eligible	0 feet	233/124, 233/124

2.1.2 Archaeological Resources

Three previously recorded archaeological resources are located within the Rebuild Project ROW (Table 3; Appendix D). Sites 44B0122 and 44AB0239 intersect the project ROW but they have not been evaluated for listing in the NRHP. Site 44AB0239 is a documented as a nineteenth century cemetery. Site 44AU0833 is located within the ROW and has been recommended potentially eligible for listing in the NRHP.

Table 3. Previously Recorded Archaeological Resources Considered under the Stage I Pre-Application Guidelines

DHR #	Resource Name	NRHP Status	Distance to Closest Structure (Feet)	Closest Existing Structure(s)
44AB0122	Pre-Contact Camp	Not Evaluated	0 feet	233/53 291/53
44AB0239	19th Century Cemetery	Not Evaluated	236 feet	233/24 291/24
44AU0833	Pre-Contact Lithic Quarry	Potentially Eligible	316 feet	233/133 291/133

2.1.3 Cultural Resources Surveys

Four previously conducted cultural resources surveys have been documented in the V-CRIS database and intersect the Rebuild Project ROW (Table 4; Appendix D). Surveys range in date from 1985 to 2019. The 2012 and 2019 surveys meet current DHR methodology standards.



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Table 4. Previously Recorded Archaeological Surveys Within the Project ROW

DHR #	Report Title	Report Author	Report Date	Survey Methodology	Sites Identified
AB-009	The Archaeology of Albemarle County: Results of a Systematic Survey of Proposed Development Areas in Albemarle County, Virginia	Jeffrey L. Hantman, et al	1985	Create a predictive model and Shovel testing of select areas based on predictive model	37 archaeological sites. None within the Rebuild Project ROW
AB-038	Phase I Archaeological Investigations of the U.S. Route 29 Corridor Study, Charlottesville and Albemarle County, Virginia.	J. Sanderson Stevens, Donna J. Seifert	1990	Shovel tests in staggered transects 140 ft interval	60 archaeological sites. None within the Rebuild Project ROW
AB-166	A Phase I Cultural Resources Survey of Approximately 30.58 Miles of the Dominion Virginia Power 230 kV Transmission Line from the Transco Delivery Point to the Dooks Substation, Fluvanna, Albemarle and Augusta County, Virginia	Brynn Stewart, Sandra DeChard, Dane Magoon	2012	50 ft shovel testing within entire corridor	13 archaeological sites and 2 architectural resources. Site 44AU0833 within Rebuild Project ROW recommended potentially eligible
AU-145	A Phase I Cultural Resources Survey of Approximately 14.5 Miles Associated with the Proposed Valley to Dooks 500kV Rebuild Project in Augusta County, Virginia	Megan Victor, Sandra DeChard, Brynn Stewart, Ellen Brady	2019	50 ft shovel testing within entire corridor	7 archaeological sites and 10 architectural resources. None within the Rebuild Project ROW



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3.1 Visual Impacts Methodology

Fieldwork for the proposed Rebuild Project was undertaken by Stantec's Architectural Historian Sonja Lengel with Assistant Architectural Historian Olivia McCarty on October 2, 2024, November 13, 2024, July 30, 2025, and August 4 to 6, 2025. The fieldwork for the assessment entailed photographing the resources requiring viewshed analysis according to the Stage I Pre-Application guidelines and examining the potential views from the resources towards the proposed transmission line improvements. As the fieldwork was conducted prior to a formal SCC application submittal, all photographs were taken from public ROW locations with aerial photography utilized to supplement the analysis of project visibility and potential visual effects. As the proposed line is a rebuild of an existing transmission line and the proposed new line will be located within the existing alignment, the existing line was utilized, to the extent possible, to assist with the assessment of potential visual effects.

A detailed viewshed was modeled for the existing and proposed structures. This analysis required the creation of two datasets, a digital elevation model (DEM) which provided base ground elevations, and a digital surface model (DSM) which provided overall elevations for features on the terrain, such as trees and buildings. Using the existing structure heights and preliminary proposed structure heights provided by Dominion Energy, two viewshed analyses were run using these datasets to determine where the existing and proposed structures are or will be visible in the landscape surrounding the proposed transmission line improvements. The visibility is illustrated by three color shadings:

- Orange - where both existing and proposed structures are/will be visible,
- Burgundy - where the existing structures are visible, but the proposed structures will not be, and
- Blue - where the existing structures are not visible, but the proposed structures will be.

3.2 Individual Architectural Resources Considered

A total of 24 individual resources was considered during the Stage I Pre-Application Analysis (Table 2). The resources are further described below along with a discussion and recommendation of potential visual effects that may result of the Rebuild Project. Resources are discussed in numeric order commencing at the eastern terminus of the Rebuild Project in Charlottesville and terminating at the western end of the Rebuild Project at the Dooms Substation.

3.2.1 Locust Grove (DHR #104-0005)

Locust Grove was built in the Georgian-style circa 1840. The two-story, common-bond brick dwelling has a hipped, tin roof with interior end chimneys. The resource is contributing to the Charlottesville Multiple Resource District, Martha Jefferson Historic District (DHR # 104-5144-0105). The main entrance is



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sheltered under a portico with paired, paneled columns. The property includes a detached brick kitchen and a smoke house both from circa 1880 and located behind the house. The property also has a circa 1960 shed. The property was only partially visible from the public ROW due to dense vegetation (Figure 2). A Historic American Building Survey (HABS) was done on the property in 1957. The resource was listed in the VLR in 1981 as part of the Charlottesville Multiple Resource District Historic District and listed in the NRHP in 1982 (DHR Site File).



Figure 2. View of Locust Grove (DHR #104-0005), and Martha Jefferson Historic District (DHR #104-5144; PL 13). Looking Southeast.

3.2.1.1 Visual Effects

Locust Grove is located within 1.0 mile and south of the Rebuild Project. The dwelling is set back from Locust Avenue and on the corner of Locust Avenue and Hazel Street (Appendix B). Mature, large, hardwood trees and boxwoods surround the dwelling, and a brick walkway leads from Locust Avenue to the façade. An asphalt driveway leads from Hazel Street to the dwelling's rear. Residential dwellings and the Martha Jefferson Historic District surround the dwelling.

Locust Grove is approximately 3,524 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 3). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 4; VP3; Appendix C). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Locust Grove (DHR #104-0005).***



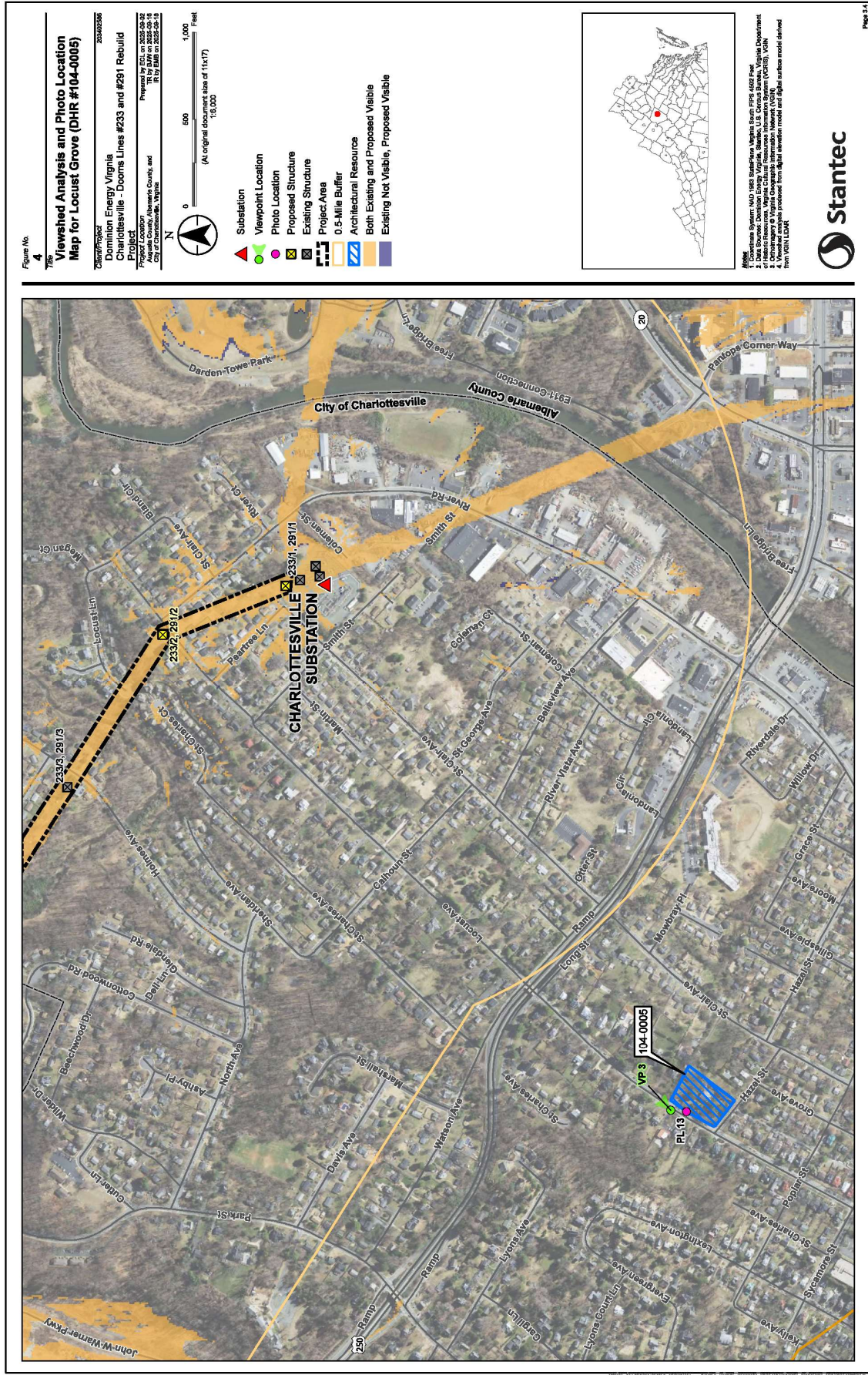
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Figure 3. View from Locust Grove (DHR #104-0005; PL 13), Martha Jefferson Historic District (DHR # 104-5144) Looking Northeast. Existing Transmission Line is Not Visible.





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3.2.2 Sunnyside (DHR #104-0006)

Sunnyside was originally built as a two-room log house in 1800 by John Alphin. The property was not visible from the public ROW due to dense vegetation (Figure 5). According to DHR records, the house was remodeled into a Gothic Revival-style house in the 1850s. The one-and-one-half story house has a side-gable, standing-seam metal roof with dormers and trimmed with scroll-sawn verge boards. A full-width porch has lattice and square posts, and the fieldstone exterior end chimney has octagonal chimney pots. Windows are double-hung, six-over-six wooden sash windows, as well as pointed-arch windows. Several additions were made to the side and rear elevations. The house was listed in the NRHP in 2003 under Criterion C for its architectural significance as a Gothic Revival house. The period of significance is from 1800 to 1953 (DHR Site Files; DHR Sunnyside 2023).

3.2.2.1 Visual Effects

Sunnyside is southwest of the Rebuild Project and within the project's 0.5 mile radius. The dwelling sits back from Barracks Road on a heavily wooded lot (Appendix B). An asphalt driveway winds up a small rise to the dwelling. The U.S. Highway 29 ramp runs along the property's northern boundary. Barracks Road travels along the property's northeastern boundary. Commercial businesses are on the north side of Barracks Road across from the resource.

Sunnyside is approximately 2,495 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 6). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 7; Appendix C VP20). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Sunnyside (DHR #104-0006).***



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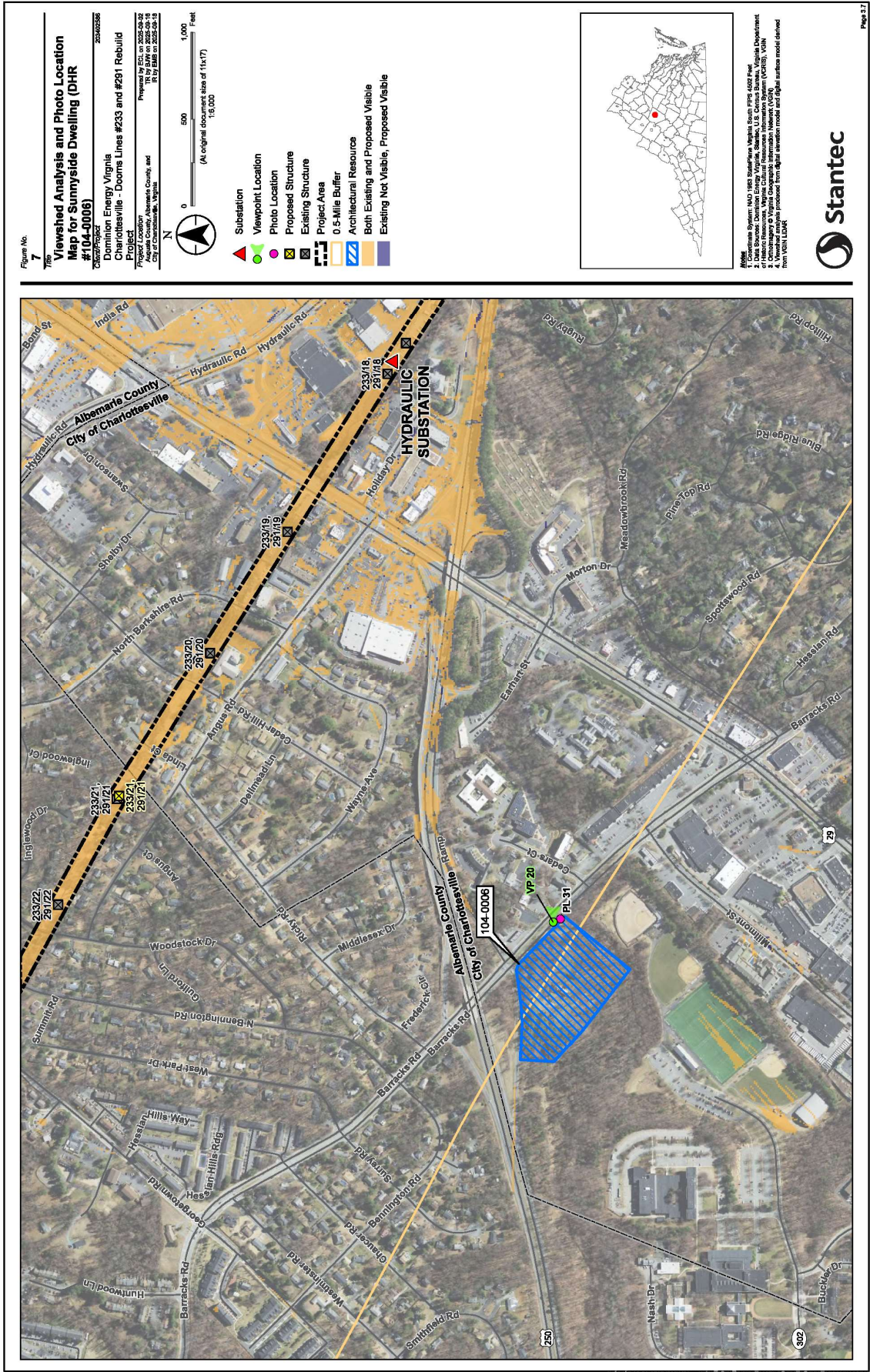


Figure 5. View of Sunnyside Dwelling (DHR #104-0006; PL 31) Looking Southwest.



Figure 6. View from Sunnyside Dwelling (DHR #104-0006; PL 31) Looking Northeast. Existing Transmission Line is Not Visible. Distribution Line in Foreground is not the Subject Project.





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3.2.3 Enderly (DHR #104-0202)

Enderly is a circa 1859 Greek Revival-style, two-story, three bay, brick dwelling (Figure 8). The brick is laid in a Flemish bond and common bond brick patterns. The hipped roof has a wide overhanging boxed cornice with a plain stucco frieze. A full-width porch has Tuscan columns and brick piers. According to DHR records there are two historic sheds. Enderly was listed in the NRHP in 1982 and the VLR in 1981 and is a contributing resource to the Charlottesville Multiple Resource District (DHR #104-0075) (DHR Site Files).

3.2.3.1 Visual Effects

Enderly is south of the Rebuild Project and within the project's 1.0-mile radius. The dwelling stands near Watson Avenue in a residential, suburban neighborhood (Appendix B). Mature, large, bushes and trees surround the dwelling. An asphalt driveway extends from Watson Avenue Street along the dwelling's east elevation to the property's rear. Residential dwellings and the Martha Jefferson Historic District surround the dwelling.

Enderly is approximately 2,686 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 9). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 10; Appendix C VP7). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Enderly (DHR #104-0202).***



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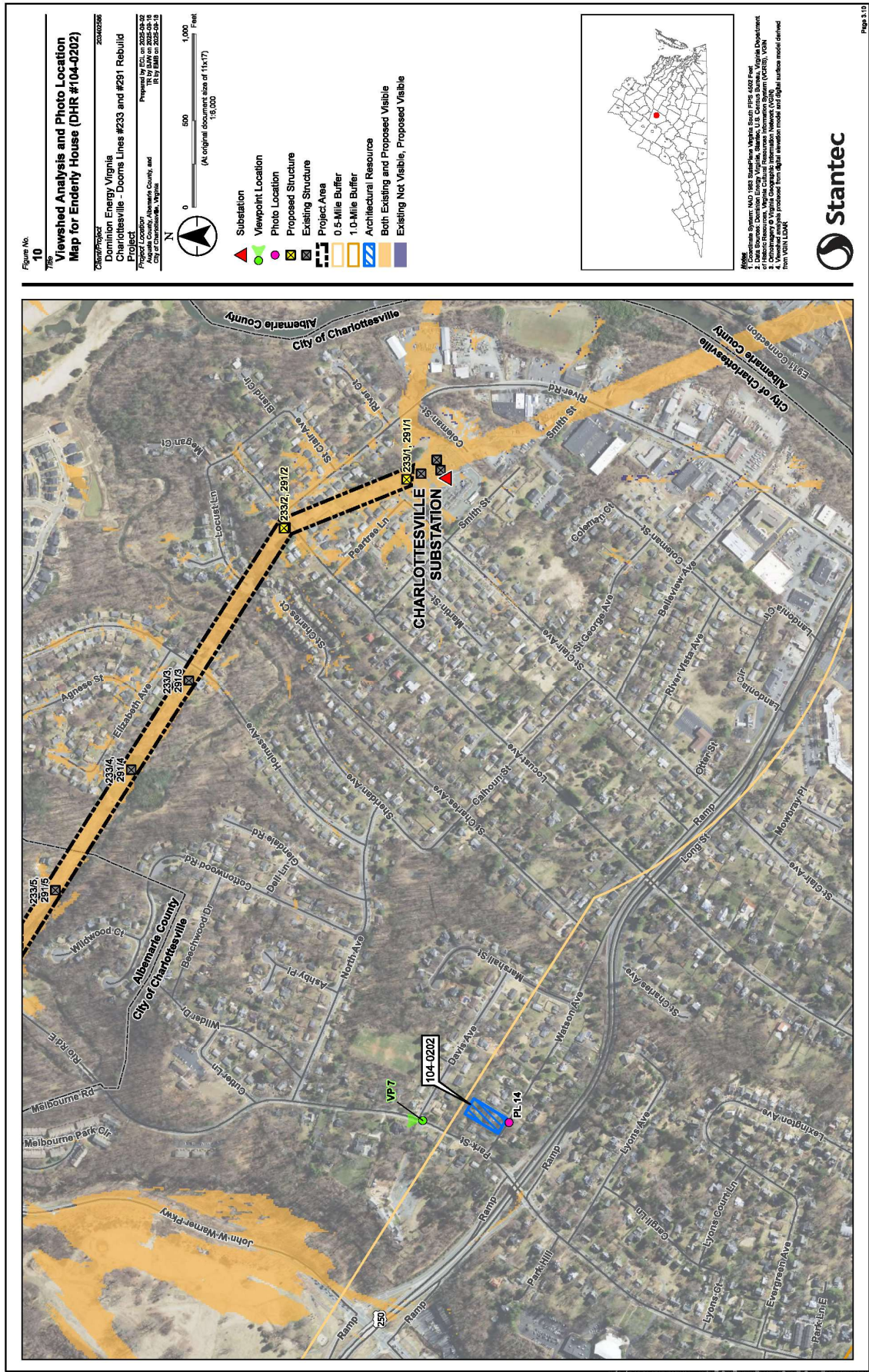


Figure 8. View of Enderly (DHR #104-0202), Looking Northwest (PL 14).



Figure 9. View from Enderly (DHR #104-0202) (PL 14) Looking Northwest. Existing Transmission Line is Not Visible.





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3.2.4 Hard Bargain (DHR #104-0210)

Hard Bargain was built in 1878 as a Folk Victorian-style, two-story, three-bay, frame house that has a cross-gable, standing-seam metal roof with a bracketed eave. The dwelling was obscured by vegetation from the public ROW (Figure 11). The exterior is clad in wooden weatherboard siding. A partial-width porch has square posts, and a scroll sawn railing. Paired, double-hung wooden sash windows are one-over-one. A bay window has a hipped roof and wooden panels. The property includes a garage and outbuilding from an unknown date and a circa 1876 cottage. Hard Bargain was listed in the VLR in 1981 and on the NRHP in 1984. DHR determined the resource as eligible in 2024 (DHR Site Files).

3.2.4.1 Visual Effects

Hard Bargain is southwest of the Rebuild Project and within the project's 0.5-mile radius. The dwelling stands near Watson Avenue and is in a residential, suburban neighborhood (Appendix B). Mature, large, bushes and trees surround the dwelling. An asphalt driveway extends from Watson Avenue Street along the dwelling's east elevation to the property's rear. Residential dwellings surround the dwelling.

Hard Bargain is approximately 2,145 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 12). Visual modeling for the Rebuild Project confirms that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 13; Appendix C VP9). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Hard Bargain (DHR #104-0210).***



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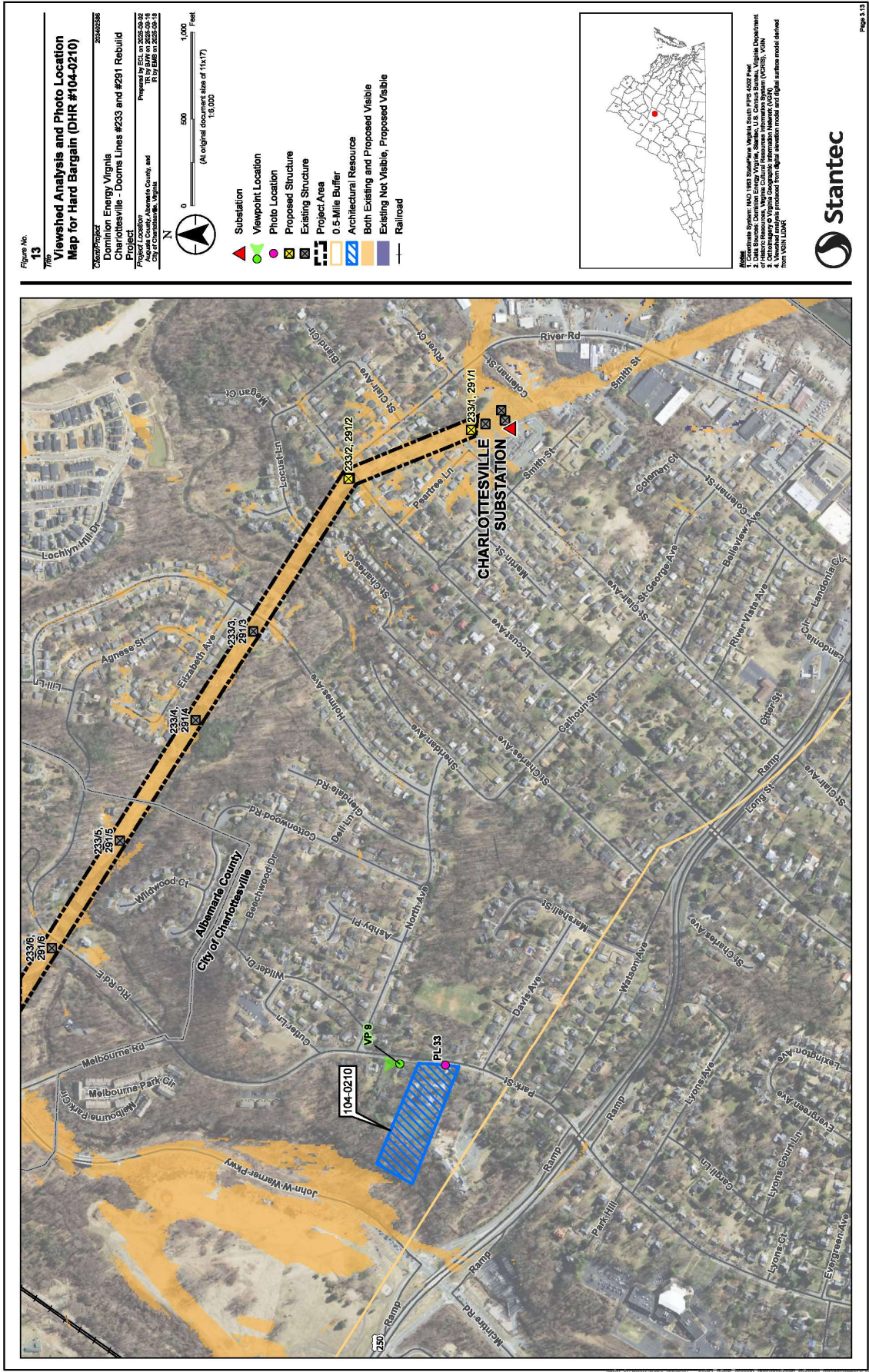


Figure 11. View of Hard Bargain (DHR #104-0210; PL 33), Looking West.



Figure 12. View from Hard Bargain (DHR #104-0210; PL 33) Looking North. Existing Transmission Line is Not Visible. Existing Cell tower Visible. Distribution Line in Foreground is not the Subject Project.





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3.2.5 Four Acres (DHR #104-0244)

Four Acres is a circa 1910 Colonial Revival-style, two-story, three-bay, brick dwelling with a large two-story portico with Ionic columns. The property was only partially visible from the public ROW due to dense vegetation (Figure 14). It has a hipped roof with dentil cornice and front gable dormers. It was designed by architect Eugene Bradbury based in Arlington, Virginia. DHR records indicate it has two secondary resources: a garage and an outbuilding. Four Acres was listed in the VLR in 1981 and in the NRHP in 1982. A formal NRHP nomination was not prepared. It is a contributing resource to the Charlottesville Multiple Resource District (DHR #104-0075) (DHR Site Files).



Figure 14. View of Four Acres (DHR #104-0244), Meadowbrook Hills Historic District (DHR #104-5394), Rugby Hills- Barracks Road (DHR #104-5393; PL 15), Looking East.

3.2.5.1 Visual Effects

Four Acres is southwest of the Rebuild Project and within the project's 1.0-mile radius. The dwelling is set back from Rugby Road in a residential, suburban neighborhood (Appendix B). Mature, large, trees and well-manicured bushes shield the dwelling from the road and the Rebuild Project. A brick driveway extends from Rugby Road to the dwelling. Residential dwellings and the Rugby Hills-Barracks Road Historic District (DHR #104-5393) and the Meadowbrook Hills Historic District (DHR #104-5393) surround the dwelling.

Four Acres is approximately 2,599 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 15). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary



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design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 16; Appendix C VP17). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Four Acres (DHR #104-0244).***

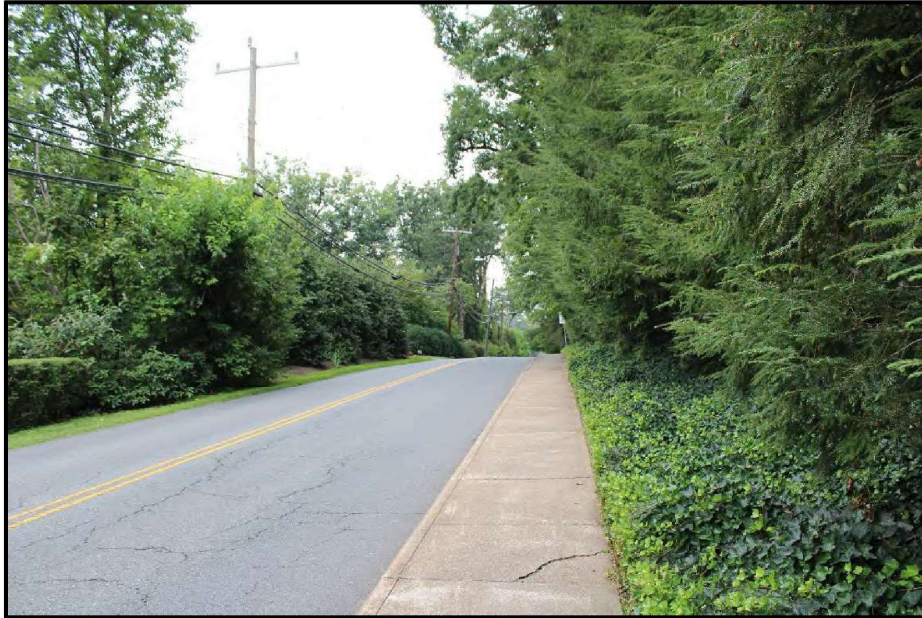
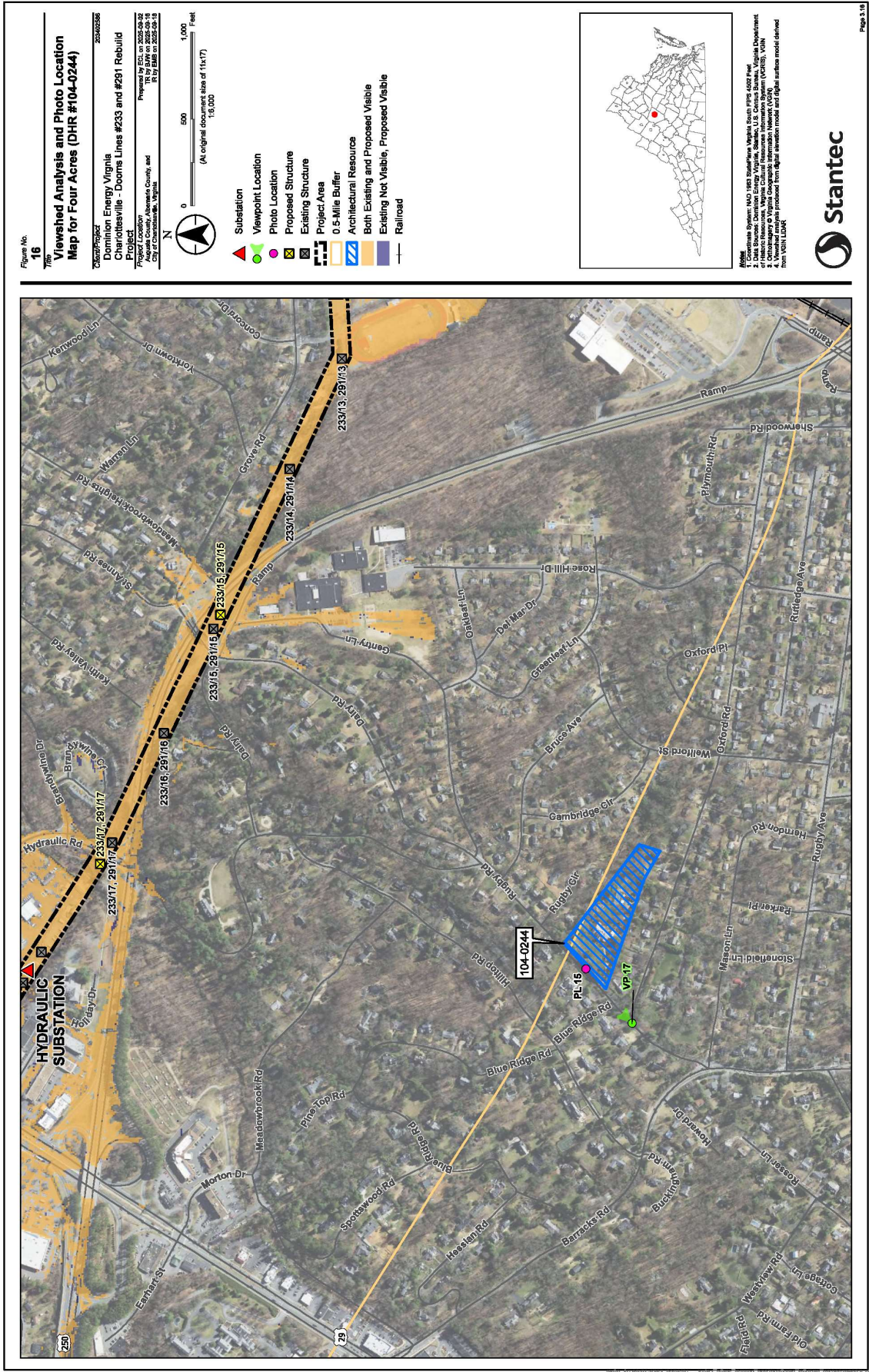


Figure 15. View from Four Acres (DHR #104-0244), Meadowbrook Hills Historic District (DHR #104-5394), Rugby Hills-Barracks Road (DHR #104-5393; PL 15), Looking Northeast. Existing Distribution Line is Not Visible. Transmission Line in foreground is not the subject Project.





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3.2.6 Marshall-Rucker-Smith House (DHR #104-5073)

The Marshall-Rucker-Smith House is a large, two-story, brick, Queen Anne-style dwelling with a three-story octagonal corner tower (Figure 17). The hipped, slate roof has lower cross gables, and a Romanesque-inspired arcade is featured under the main gable. An almost full-width porch has paired Tuscan columns. Paired and single double hung wooden sash windows are one-over-one. William T. Vandergrift built the house for J. William Marshall, a dry goods merchant. In the 1930s, William J. Rucker added a two-story solarium, outdoor swimming pool, and a library wing. During the 1950s, the house was converted into apartments. The property has a circa 1989 vehicle shed, and a circa 1979 pool house. The Marshall-Rucker-Smith House was listed in the NRHP and VLR in 1999 under Criterion C. It has a period of significance of 1894 to 1930. The resource is contributing to the Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072; DHR Site Files; Pezzoni 1998).



Figure 17. View of Marshall-Rucker Smith House (DHR #104-5073), Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072; PL 32), Looking East.

3.2.6.1 Visual Effects

Marshall-Rucker-Smith House is southwest of the Rebuild Project and within the project's 1.0-mile radius. The dwelling stands near Park Street in a residential, suburban neighborhood (Appendix B). Mature, large, trees and low bushes and a fence surround the dwelling. A low, stone wall lines Park Lane East. The resource is within the Charlottesville and Albemarle County Courthouse Historic District and is surrounded by residential development.



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The Marshall-Rucker-Smith House is approximately 5,004 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 18). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 19; Appendix C VP5). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Marshall-Rucker-Smith House (DHR #104-5073).***



Figure 18. View from Marshall-Rucker Smith House (DHR #104-5073) Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072; PL 32) Looking Northeast. Existing Transmission Line is Not Visible. Transmission Line in foreground is not the Subject Project.





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3.2.7 Judge William J. Robertson House (DHR #104-5074)

Judge William J. Robertson House is a circa 1859 Italianate-style, two-story, brick dwelling that has an asphalt-shingle roof hipped with lower cross gables. The exterior walls have been parged and scored to simulate ashlar masonry. Large, paired, interior central brick chimneys are corbeled. The property was only partially visible from the public ROW (Figure 20). The resource is associated with the Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072-0218). Judge William J. Robertson House was listed in the VLR and NRHP in 1999 under Criteria B and C with a period of significance of circa 1859 to 1898. The resource is significant in the areas of law and architecture (DHR Site Files).



Figure 20. View of Judge William J. Robertson House (DHR #104-5074), Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072; PL 17a) Looking North.

3.2.7.1 Visual Effects

Judge William J. Robertson House is southwest of the Rebuild Project and within the project's 1.0-mile radius. The dwelling stands near Park Street in a residential, suburban neighborhood (Appendix B). Mature, large, trees and low bushes and a fence surround the dwelling. A low, stone wall lines Park Lane East. The resources is within the Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072) and residential development surrounds the dwelling.

Judge William J. Robertson House is approximately 4,699 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions,



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there is no visibility of the existing transmission line structures (Figure 21). Visual modeling and visual simulations for the Rebuild Project confirm that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 22; Appendix C VP6). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Judge William J. Robertson House (DHR #104-5074).***



Figure 21. View from Judge William J. Robertson House (DHR #104-5074), Charlottesville and Albemarle County Courthouse Historic District (DHR #104-0072; PL 17b) Looking Northeast. Existing Distribution Line is Not Visible. Transmission Line in foreground is not the Subject Project.





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3.2.8 Stonefield (DHR #104-5094)

Stonefield is a circa 1860 dwelling that was built in two general stages. The original vernacular, two-story, frame dwelling has a large, exterior-end brick chimney (Figure 23). In the 1880s, the two-story Queen Anne-style façade was added. This new façade is two rooms wide and one room deep. It has weatherboard siding and a cross-hipped roof with a projecting cutaway bay. The entry porch has a spindlework frieze. DHR records indicate the property has two secondary resources: a circa 1940 equipment shed and a circa 1900 secondary dwelling. The property was not visible from the public ROW due to dense vegetation (Figure 23). Stonefield was listed in the VLR in 1981 and in the NRHP in 1984 (DHR Site Files).



Figure 23. View of Stonefield (DHR #104-5094), Meadowbrook Hills Historic District (DHR #104-5394), Rugby Hills-Barracks Road (DHR #104-5393; PL 16), Looking Northeast.

3.2.8.1 Visual Effects

Stonefield is southwest of the Rebuild Project and within the project's 1.0-mile radius. The dwelling stands on the corner of Rugby Road and Mason Lane in a residential, suburban neighborhood (Appendix B). Mature, large, trees and vegetation shield the dwelling from the road and the Rebuild Project. Stonefield is within the Rugby Hills-Barracks Road Historic District (DHR #104-5393) and adjacent to the Meadowbrook Hills Historic District (DHR #104-5393). The dwelling is surrounded by residential development.

Stonefield is approximately 3,285 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the



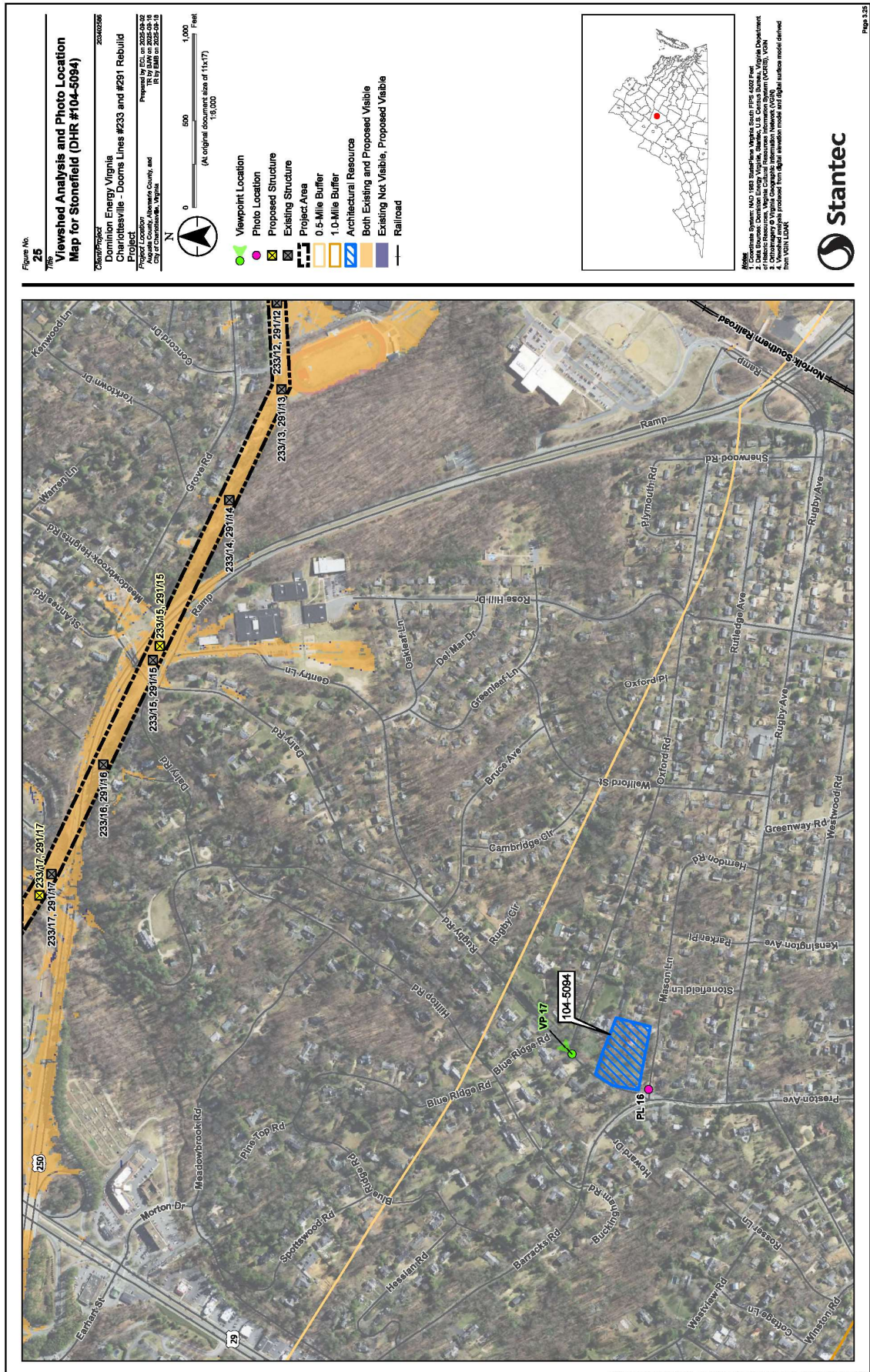
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existing transmission line structures (Figure 24). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 25; Appendix C VP17). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Stonefield (DHR #104-5094).***



Figure 24. View from Stonefield (DHR #104-5094), Meadowbrook Hills Historic District (DHR #104-5394), Rugby Hills-Barracks Road (DHR #104-5393; PL 16), Looking North. Existing Transmission Line is Not Visible. Distribution Line in foreground is not the Subject Project.



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3.2.9 McIntire Golf Course (DHR #104-5102)

McIntire Golf Course was a nine-hole, par-33, 2,200-yard pasture golf course and followed the Scottish links golf courses and utilized the natural rolling terrain (Figure 26). The course closed in 2015 and was abandoned (Augusta Free Press 2015). The course had “greens” made of sand, which is unusual in modern golf courses. A circa 1960 clubhouse is part of the property. The resource contains a circa 2020 skate park, a Vietnam Memorial, and walking trails. DHR determined the McIntire Golf Course eligible for listing in the NRHP in 2007 (DHR Site Files).

3.2.9.1 Visual Effects

The McIntire Golf Course is southwest of the Rebuild Project and within the project’s 0.5-mile radius (Appendix B). The course has been abandoned but it retains the open, rolling landscape (Figure 26). Trees are scattered throughout open manicured lawns (see Figure 26). The golf course is within the boundaries of the McIntire Municipal Park (DHR # 104-5139). Route 250 bypass forms the southern boundary.

Structure #233/8, #291/8 is the closest existing structure and approximately 909 feet northeast of the golf course. Structure #233/8, #291/8 is a painted steel DC Monopole with a height of 105 feet (Appendix A). Based on preliminary design, the structure would remain in place. The site visit indicates that, under current conditions, the existing transmission line is visible at certain points within the course and not visible in other locations (Figures 27 and 28). Structure #233/7, #291/7 is visible from Photo Location 34 and it is a 130 feet tall painted steel DC Monopole. Based on preliminary design, the structure would remain in place and not be altered (Figure 27).

Viewshed modeling and visual simulations prepared for the Rebuild Project indicate that the existing Line #233/291 structures in proximity to the resource are visible, but that visibility in other portions of the resource is limited or nonexistent (Figure 29; Appendix C VP11). Since the existing structures will remain and no new structures will be added, it is anticipated that there will be no change in the visual impact. As such it is anticipated that the proposed Rebuild Project will have a **Minimal Impact on the McIntire Golf Course (DHR #104-5102)**.



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Figure 26. View of McIntire Golf Course (DHR #104-5102), McIntire Municipal Park (DHR # 104-5139; PL 34), near Skate Park, Looking Southwest.

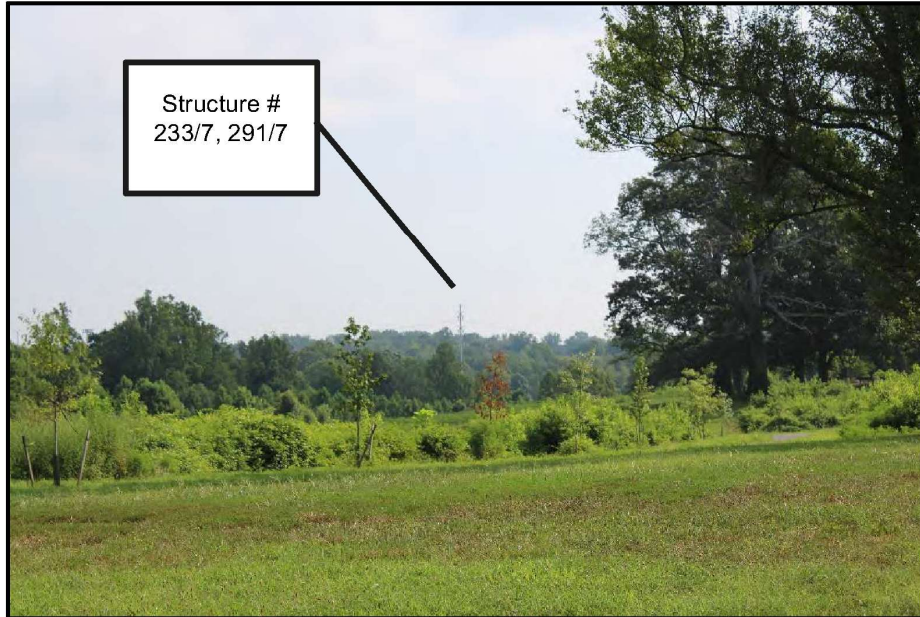


Figure 27. View from McIntire Golf Course (DHR #104-5102), McIntire Municipal Park (DHR # 104-5139; PL 34) Looking Northeast. Existing Transmission Line is Visible.



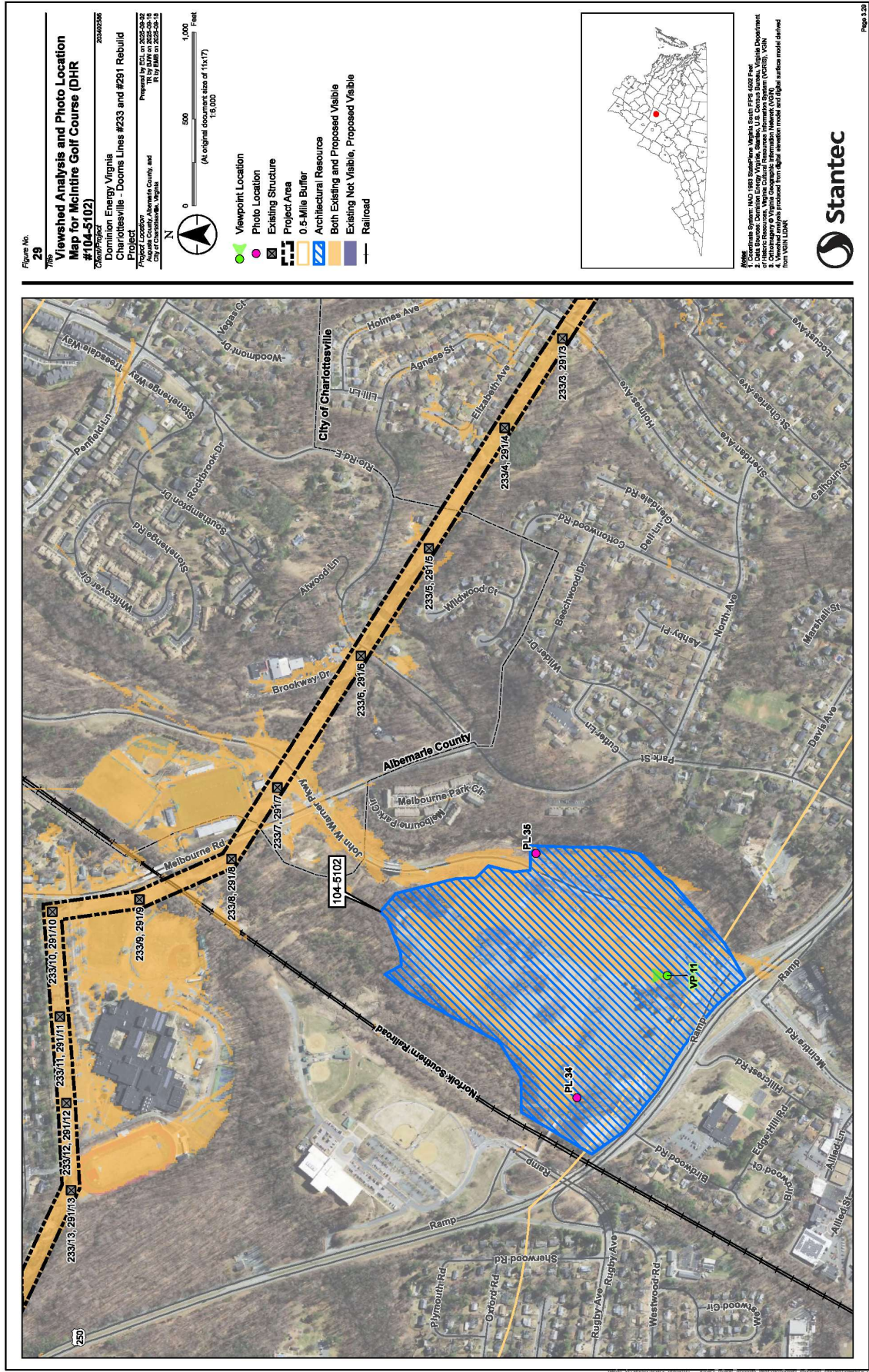
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Figure 28. View from McIntire Golf Course (DHR #104-5102), McIntire Municipal Park (DHR # 104-5139; PL 35) Looking South. Existing Transmission Line is Not Visible.





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3.2.10 The Rock Hill Academy Landscape (DHR #104-5137)

The Rock Hill Academy Landscape is a circa 1930, 8-acre, Colonial Revival-style landscape designed by Rev. Henry Porter who owned the property from 1930-1947. The landscape and school were obscured by vegetation from the public ROW (Figure 30). It is located on the grounds of the former Rock Hill Academy which is now the Monticello Area Community Action Agency. The landscape has two rock wall terraces, a circular driveway lined with boxwoods, and a rock wall surrounds the property. It has mature, overgrown trees and shrubs. The landscape originally surrounded the mansion house but the house burned in 1963. In 1959, the property was purchased by The Charlottesville Education Foundation for the purpose of establishing The Rock Hill Academy, a white-only private school. The school building complex is considered secondary non-contributing resources to the landscape. The small complex of one-story, brick buildings are attached via hyphens and have a rear, walkout level on the slope side of the property. They have a series of hipped and side-gable asphalt shingle roofs. The DHR determined the resource as eligible as a landscape for listing on the NRHP in 2008 (DHR Site Files).

3.2.10.1 Visual Effects

The Rock Hill Academy Landscape is southwest of the Rebuild Project and within the project's 0.5-mile radius. The landscape is on the side of a slope (Appendix B). Mature, large, trees and vegetation shield the landscape from the road and the Rebuild Project. U.S. Route 250 Bypass is on the property's southern boundary, the John Warner Parkway forms the western boundary, and residential dwellings surround the landscape.

The Rock Hill Academy Landscape is approximately 2,539 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 31). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 32; Appendix C VP10). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on the Rock Hill Academy Landscape (DHR #104-5137).***



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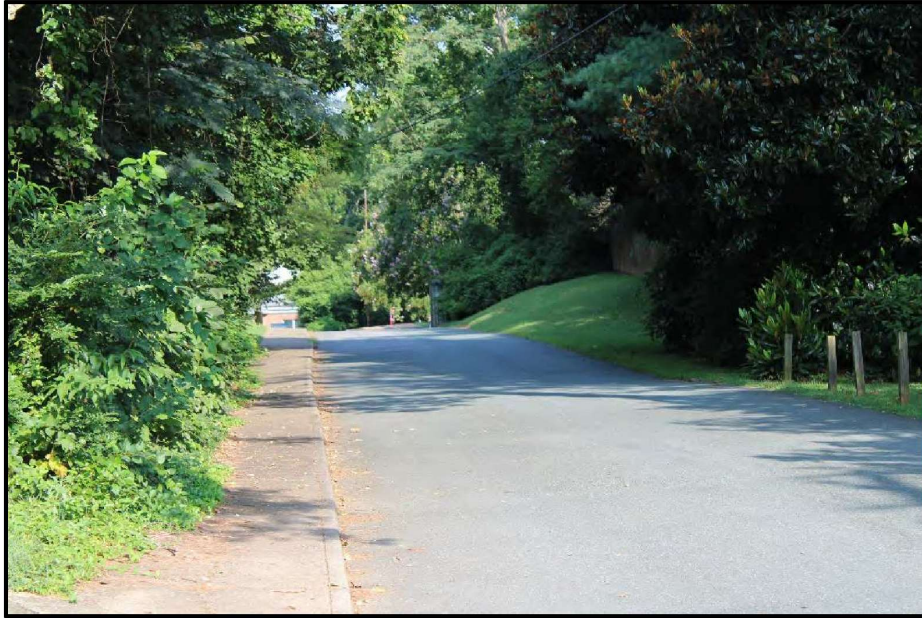
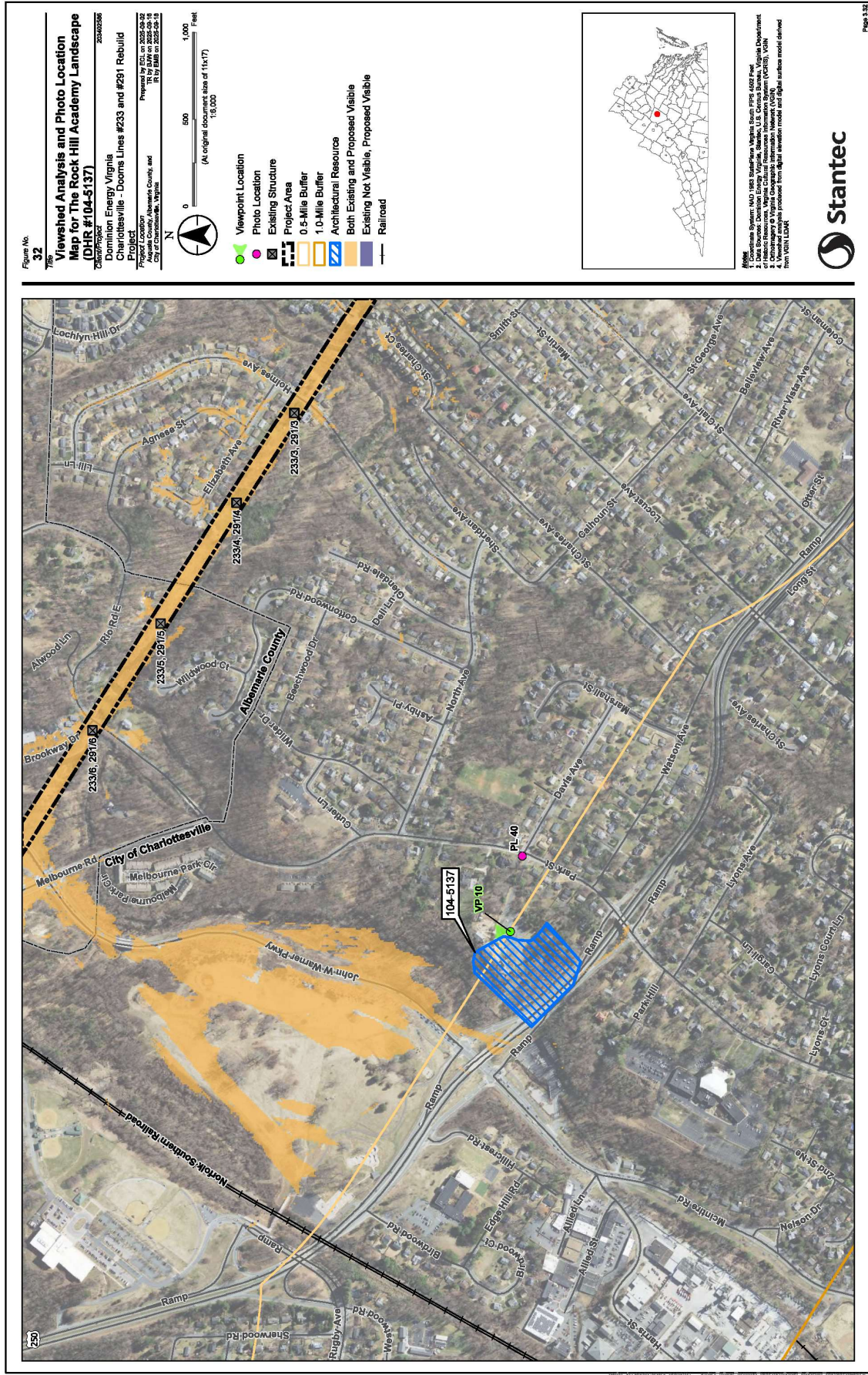


Figure 30. View of the Rock Hill Academy Landscape (DHR #104-5137; PL 40), Looking Northwest.



Figure 31. View from the Rock Hill Academy Landscape (DHR #104-5137; PL 40), Looking North. Existing Transmission Line is Not Visible.





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3.2.11 McIntire Municipal Park (DHR #104-5139)

McIntire Municipal Park is bounded by Route 250 Bypass to the south and divided into East and West sections by the Norfolk & Southern Railroad tracks. The west section has baseball diamonds (Figure 33), a playground, and YMCA building and the east section includes the McIntire Golf Course (DHR #104-5102). Paul Goodloe McIntire donated 92 acres of land to the city to build a park and a golf course in 1926. DHR determined the park as eligible for listing in the NRHP in 2007 (DHR Site Files).

3.2.11.1 Visual Effects

The McIntire Municipal Park is located within 0.5 mile and southwest of the Rebuild Project (Appendix B). The park contains an abandoned golf course (DHR # 104-5102), baseball diamonds, fitness center, and an active railroad. Wooded areas and trees are scattered throughout the open manicured lawns. Route 250 bypass forms the southern boundary.

Structure #233/8, #291/8 is the closest existing structure and is approximately 568 feet northeast of the park. Structure #233/8, #291/8 is 105 feet tall and is a painted steel DC Monopole (Appendix A). Based on preliminary design, the structure would remain in place. The site visit indicates that, under current conditions, the existing transmission line is visible at certain points within the park and not visible in other locations (Figure 34). Structure #233/7, #291/7 is visible from Photo Location 34 and it is a 130 feet tall painted steel DC Monopole. Based on preliminary design, the structure would remain in place (Figure 34).

Viewshed modeling and visual simulations prepared for the Rebuild Project indicate that the existing Line #233/291 structures in proximity to the resource would be visible (Figure 35; Appendix C VP13). Since the existing structures will remain and no new structures will be added, it is anticipated that there will be no change in the visual impact. As such it is anticipated that the proposed Rebuild Project will have a **Minimal Impact on the McIntire Municipal Park (DHR #104-5139).**



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Figure 33. View of McIntire Golf Course (DHR #104-5102; PL 46), near Baseball Diamonds, Looking Northeast.



Figure 34. View from McIntire Municipal Park (DHR # 104-5139; PL 36) Looking Northeast. Existing Transmission Line is Not Visible. Structure in Foreground is not Subject Project.



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3.2.12 Federal Executive Institute (DHR #104-5186)

The Federal Executive Institute is a Neoclassical-style building that originally operated as the Jefferson Inn when it opened in 1951. The complex was obscured by vegetation from the public ROW (Figure 36). According to DHR records, it was designed by Milton L. Grigg and its innovative design combined traditional hotel rooms with motel-style lodgings. The three-story, H-shaped, frame and concrete building has a central, four-story, five-bay pedimented-entrance and portico. The pediment has Tuscan columns with a geometric railing and ground level entrance is within an arcade. The property includes a circa 1993 gate house, and two offices. It also has a circa 1957 office and circa 2010 office. DHR determined the resource as eligible for listing on the NRHP in 2019 (DHR Site Files).

3.2.12.1 Visual Effects

The Federal Executive Institute is southwest of the Rebuild Project and within the project's 0.5-mile radius. The institute is set back from Emmet Street North on a hill and surrounded by trees and landscaped grounds (Appendix B). An asphalt driveway extends from Emmet Street North along the institute's main façade and curves to the property's rear. Commercial businesses are across the street on Emmet Street North and the Barracks Road Shopping Center forms the southwestern boundary.

The Federal Executive Institute is approximately 1,614 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 37). Visual modeling and simulations for the Rebuild Project further suggest that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 38; Appendix C VP18). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on the Federal Executive Institute (DHR #104-5186).***



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Figure 36. View of Federal Executive Institute (DHR #104-5186; PL 38), Looking Northwest.



**Figure 37. View from Federal Executive Institute (DHR #104-5186; PL 38), Looking Northeast.
Existing Transmission Line is Not Visible.**



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3.2.13 Barracks Road Shopping Center (DHR #104-5344)

Barracks Road Shopping Center was built circa 1957 as Charlottesville's first suburban, car-centered shopping center. It has 16 separate commercial buildings including housing, grocery stores, shops, restaurants, and banks (Figure 39). The original location was on the south side of Barracks Road and Millmont Street intersection. The shopping center continued to expand to the north side of Barracks Road and west of Emmet Street circa 1960 with additional expansions in the 1970s, 80s, and 90s. Presently, the shopping center is a mixture of Modernist and Post-Modern design elements. DHR determined Barracks Road Shopping Center as eligible for listing on the NRHP on July 1, 2019; and, on July 31, 2019 DHR determined the circa 1965 New Formalist Bank within the shopping center parcel as individually eligible under Criterion C (DHR Site Files). Additional documentation in the record suggests that the shopping center may now be considered not eligible for listing in the NRHP, however, for purposes of the Rebuild Project and this Stage I, the Barracks Road Shopping Center has been considered eligible.

3.2.13.1 Visual Effects

Barracks Road Shopping Center is southwest of the Rebuild Project and within the project's 0.5-mile radius. The shopping center has large parking lots adjacent to Emmet Street and to Millmont Street (Appendix B). Small individually planted trees are scattered throughout the parking lot and along the streets. Sidewalks are along Emmet Street North and Barracks Road. University of Virginia's Financial Aid office is across the street on Emmet Street North.

The shopping center is approximately 2,347 feet southwest of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 40). Visual modeling and simulations for the Rebuild Project confirm that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 41; Appendix C VP19). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on the Barracks Road Shopping Center (DHR #104-5344).***



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Figure 39. View of Barracks Road Shopping Center (DHR #104-5344; PL 47), Looking Southwest.



Figure 40. View from Barracks Road Shopping Center (DHR #104-5344; PL 37), Looking Northeast. Existing Transmission Line is not Visible.



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3.2.14 Thomas and Alena Hammond House (DHR #104-5995)

The Thomas and Alena Hammond House was built in 1962 and designed by Herbert Fritz Jr., an apprentice of Frank Lloyd Wright. This “Wrighten-style” house is a one-story, frame and stone house with a cantilevered roof. Landscape architect Milton Meade Palmer designed the wooded landscape. The house was only partially visible from the public ROW due to the vegetation (Figure 42). The property includes a domestic 1963 shed. DHR determined the Thomas and Alena Hammond House as eligible in 2022. It was listed in the VLR in 2025 and an NRHP nomination form was prepared the same year (DHR Site Files).

3.2.14.1 Visual Effects

The Hammond House is northeast of the Rebuild Project and within the project's 0.5-mile radius. The dwelling stands near Yorktown Drive and is in a residential, suburban neighborhood (Appendix B). The landscaping has mature, large, bushes and trees that surround the dwelling. An asphalt driveway extends from Yorktown Drive along the dwelling's southwest elevation to the property's side elevation.

Thomas and Alena Hammond House is approximately 1,501 feet northeast of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 43). Visual modeling for the Rebuild Project confirms that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 44; Appendix C VP14). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Thomas and Alena Hammond House (DHR #104-5995).***



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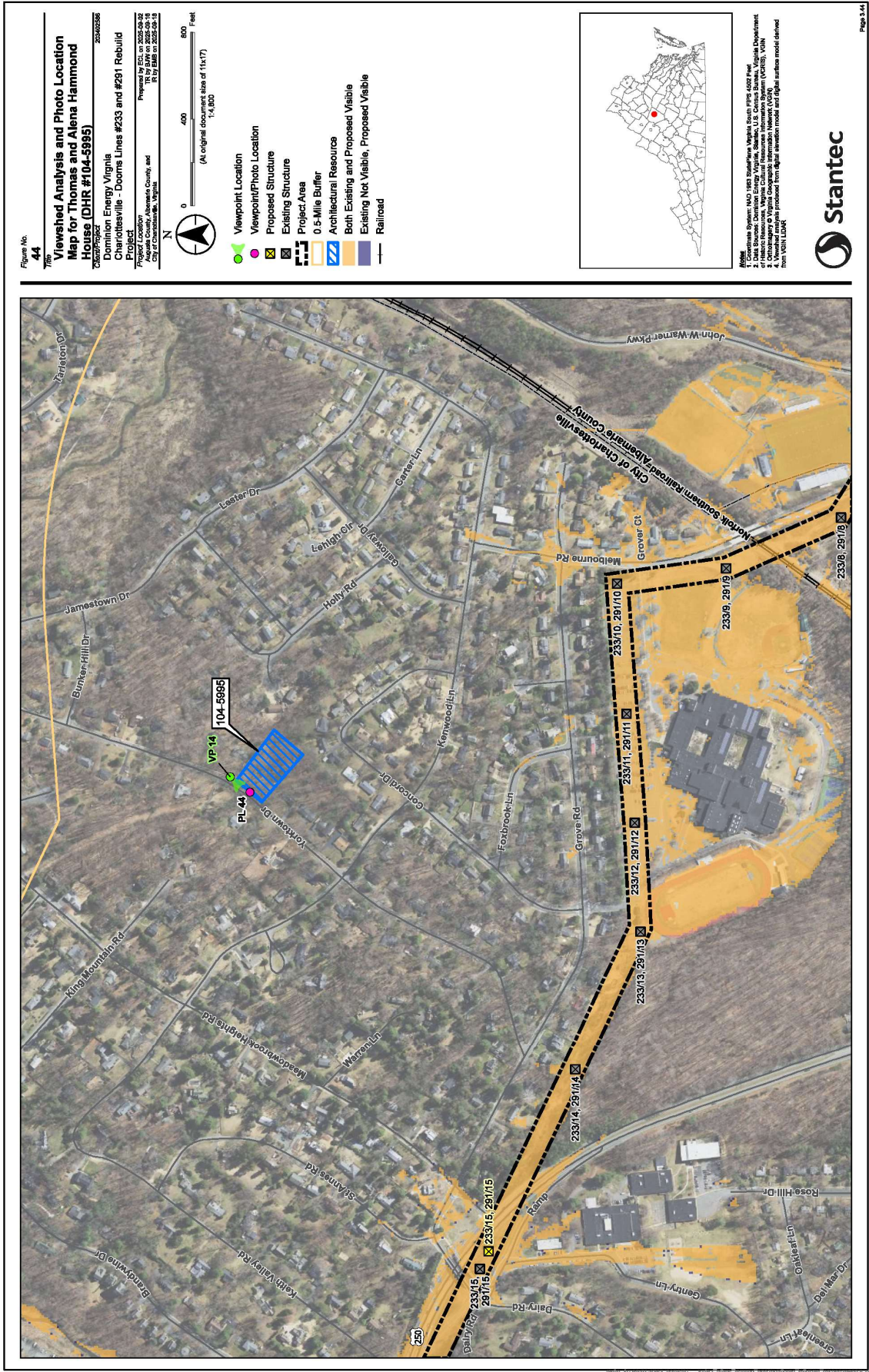


Figure 42. Thomas and Alena Hammond House (DHR #104-5995; PL 44), Looking Southeast.



Figure 43. View from Thomas and Alena Hammond House (DHR #104-5995; PL 44), Looking Southwest Existing Transmission Line is Not Visible. Transmission Line in foreground is not the Subject Project.





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3.2.15 Farmington (DHR #002-0035)

Farmington is a former dwelling converted into the main country club building for the Farmington Country Club (Figure 45). The DHR boundary includes approximately 12 acres. The original house was built as a two-story, three-bay brick farmhouse with a stone foundation around 1758 for Francis Jerdone. The side-hall plan house had two rooms with two interior-end chimneys. In 1785, Jerdone sold the property to George Divers, who redesigned the house in 1802 with input from his friend President Thomas Jefferson. Jefferson's design included a large octagonal addition on the east elevation that featured a two-story, tetrastyle, pedimented Tuscan portico. In the 1850s, the Jefferson section was altered with the insertion of an extra floor level and a central hall. When the house was converted into a country club in 1929, the extra floor level was removed. Additional rooms and additions have been added since that time on the western elevation including a public dining room, reception room, ballroom and gallery, and guest rooms. There is a circa 1803 cemetery with two graves adjacent to the house. The pool complex is southeast, and the tennis courts are west of the main resource. Both were built prior to 1957 (NETR 1957). The house was individually listed in the NRHP and VLR in 1970 under Criteria B and C in the areas of architecture with a period of significance from the eighteenth to the nineteenth centuries. It is within the boundaries of Farmington Historic District (DHR #002-5153; DHR Site Files; VHLC Staff 1970).

3.2.15.1 Visual Effects

Farmington (the club house) is located within 1.0 mile south of the Rebuild Project (Appendix B). The club house is on a slight hill close to an asphalt circular driveway with parking spaces with tennis courts and a pool to the west. The golf course is north, east, and south of the club house. A manicured lawn surrounded by tall deciduous trees is east of the club house. Additional wooded areas are west of the club house.

The site visit indicates that, under current conditions, the existing transmission line is not visible from the club house's façade (Figure 46). The closest existing structure, Structure #233/37, 291/37, is 3,178 feet south of the Rebuild Project and is a 120 feet weathering steel DC tower structure. The proposed structure is in the same location and would comprise the same material, and height as the existing, but would be a DC monopole structure type. DC monopoles are a single tower and narrower in shape than the steel frame DC tower structures and would be less noticeable in the landscape. For these reasons, the proposed structure would be similarly visible in portions of the overall property (Figure 47; Appendix C VP25).

Visual simulations show that the existing and proposed Rebuild Project are not visible (Appendix C; VP25). Viewshed modeling conducted for the Rebuild Project indicate that the existing Line #233 and 291 structures are visible from portions of the building's northeast corner and northeast side of the property. Although the structure type will be different, the height and material remain the same. Therefore, the overall visual impact would not be significantly different than the existing. It is anticipated that the overall change in the visual impact will be minimal. As such, it is anticipated that the proposed Rebuild Project will have a ***Minimal Visual Impact on Farmington (DHR #002-0035).***



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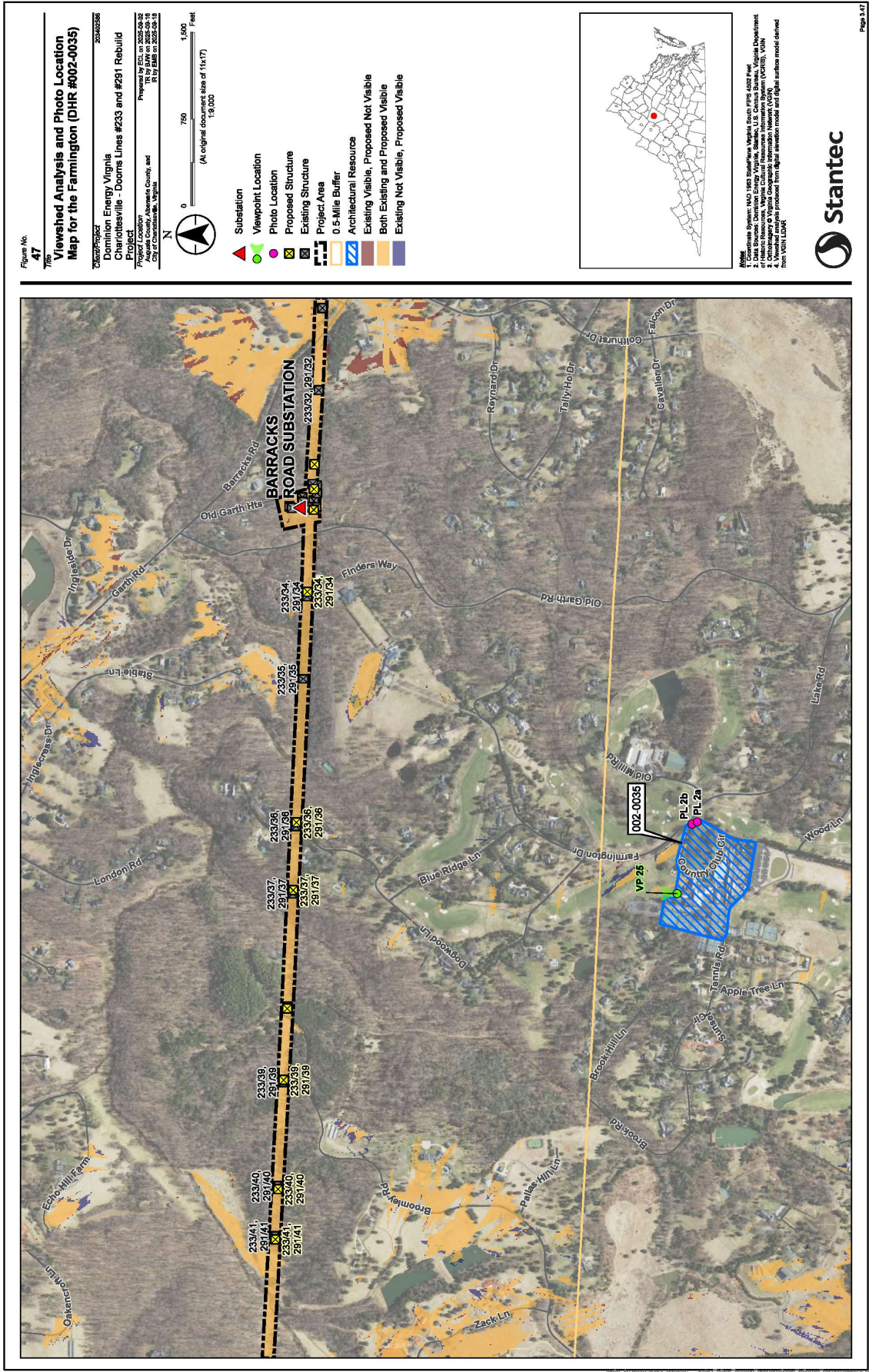


Figure 45. View of Farmington (DHR #002-0035), Looking West (PL 2a).



Figure 46. View from Farmington (DHR #002-0035) and Farmington Historic District (DHR #002-5153; PL 2b) Looking Northwest. Existing Transmission Line is Not Visible. Distribution Line in the foreground is not the subject project.





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3.2.16 Shack Mountain (DHR #002-0200)

Shack Mountain was designed by Sidney Fiske Kimball (1881-1955) and built from 1935 to 1936. The property was not visible from the public ROW (Figure 48). DHR records indicate this Classical Revival-style dwelling is a one-story, T-shaped, Flemish bond brick dwelling influenced by Thomas Jefferson's style of architecture. The house is situated on a long, narrow ridge within a parcel measuring approximately 101 acres with views of the Blue Ridge mountains and the Rivanna River. The front section is an elongated hexagon with a portico that has paired Tuscan stucco columns. Windows are triple-hung wooden with wooden shutters. DHR determined Shack Mountain as eligible for listing in the NRHP and the VLR in 1976. The nomination was updated in 1992, and the resource was listed as an NHL that same year. In 1990, DHR determined the resource significant under Criterion B, for its association with Sidney Fiske Kimball; under Criterion C, for its distinctive architectural characteristics; and under Criteria Consideration G for its significance that had been achieved prior to reaching 50 years in age (DHR Site Files).

3.2.16.1 Visual Effects

Shack Mountain is an approximately 101-acre property on the north side of Lambs Road and within 1.5 miles of the Rebuild Project (Appendix B). The house sits on a long, narrow ridge and is set far back from the road on a heavily wooded property. The gravel driveway travels from the road to the north side of the property.

Shack Mountain is approximately 7,500 feet northeast of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 49). Visual modeling for the Rebuild Project further suggests that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 50; Appendix C). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Shack Mountain (DHR #002-0200).***



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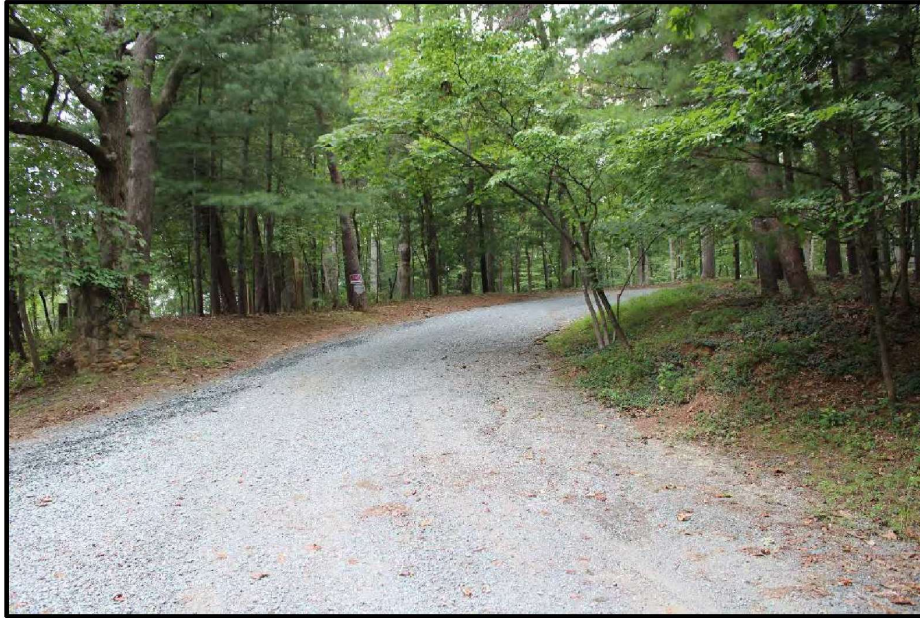
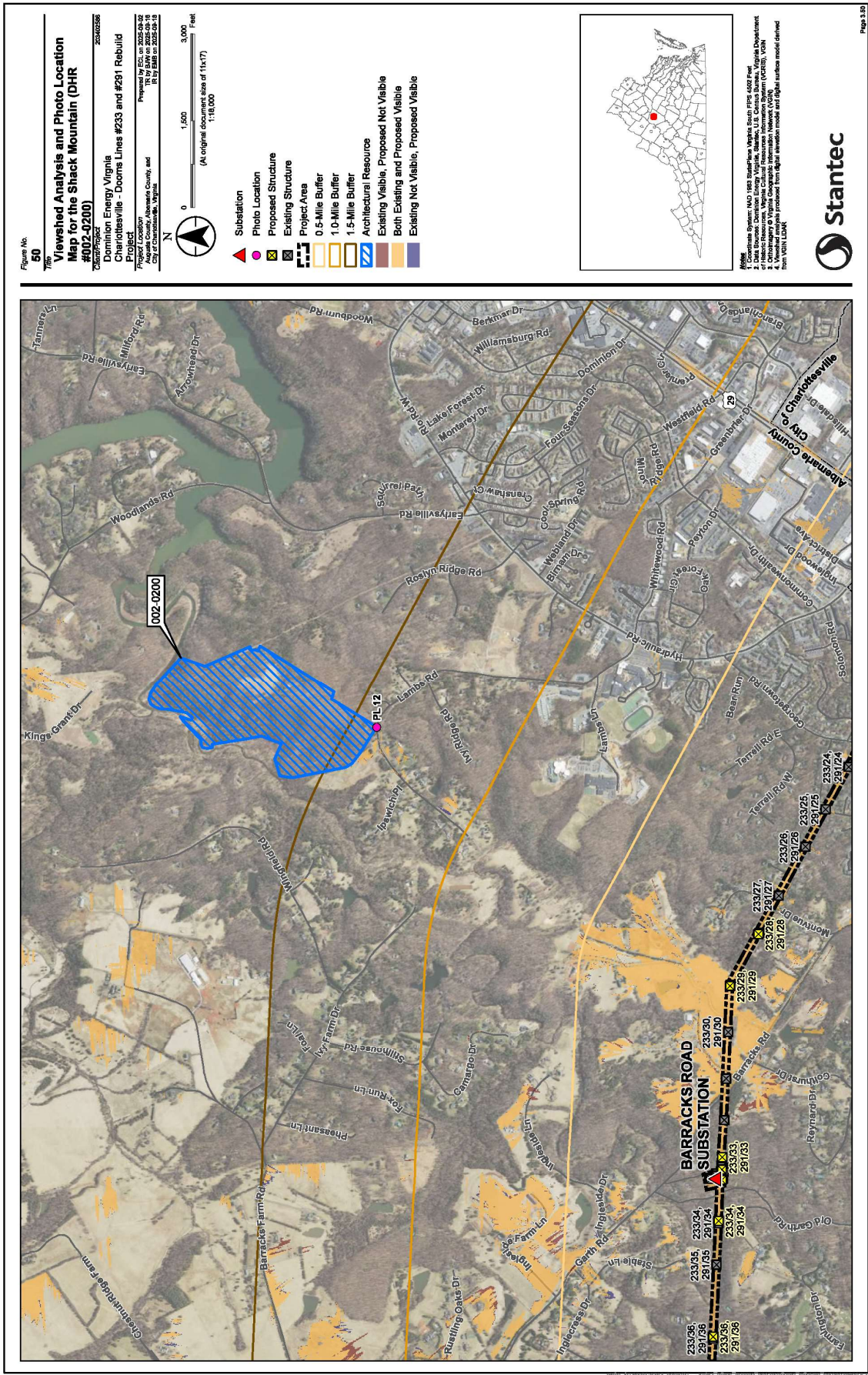


Figure 48. View of Shack Mountain (DHR #002-0200; PL 12), Looking Northwest.



**Figure 49. View from Shack Mountain (DHR #002-5148; PL 12) Looking South. Existing
Transmission Line is Not Visible.**





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3.2.17 Gallison Hall (DHR #002-0808)

Gallison Hall is a Georgian Revival-style two-and-one-half story, five-bay, main brick section with a hipped, steeply pitched roof built between 1931 and 1933. It is flanked by one-and-one-half story, three-bay, side-gable roof wings connected via one-and-one-half story hyphens. The 42-acre property is located within the Farmington Country Club. Architect Stanhope Johnson designed the dwelling: drawing inspiration from famous buildings throughout Virginia and Charles F. Gillette designed the landscape and gardens. The property includes a circa 2002 indoor tennis facility to the northeast of the main dwelling (NETR 2002; Homes of the Rich 2024). The dwelling was obscured by a large metal and brick gate and dense landscaping from the public ROW during the site visit (Figure 51). Gallison Hall was listed in the NRHP and VLR in 1990. An NRHP Listing addendum in 2020 identified the property as significant under Criterion C in the area of architecture with a period of significance from 1931 to 1933. It is within the boundaries of Farmington Historic District (DHR #002-5153; DHR Site Files).



Figure 51. View of Gallison Hall (DHR #002-0808), Farmington Historic District (DHR #002-5153; PL 1) Looking Northeast.

3.2.17.1 Visual Effects

Gallison Hall is a 42-acre property located within the Farmington Country Club accessed by Farmington Drive. The property extends into the existing transmission line ROW (Appendix B). On a slight hill, the house sits back from the road, behind a dense row of hedges and trees. The asphalt driveway is guarded



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by a set of tall, iron gates with brick gate posts, and lined with an allée of trees. A portion of the house is visible through the gates at the property's south side. Wooded areas screen the property on the east, north, and west sides. A manicured lawn and landscape surround the buildings. Ivy Creek and the existing Rebuild Project ROW run along the property's north elevation.

Of the 42-acre property, only 1.3 acres are within the existing ROW of the Rebuild Project (Appendix B). The site visit from the public ROW indicates that, under current conditions, the existing transmission line is not visible from the resource's main entrance gates. The remaining areas of property were not accessible from the public ROW (Figures 51 and 52). Visual simulations prepared for the Rebuild Project suggest that the existing and proposed structures would not be visible from the public ROW (Appendix C VP24).

The existing structures within the ROW near Gallison Hall are Structures #233/34, 291/34, a 105 feet weathering steel DC tower and Structure #233/35, 291/35, a 115 feet weathering steel DC monopole. Based on preliminary design, Structure # #233/35, 291/35 would remain unchanged, while Structure #233/34, 291/34 would be replaced by 110 feet weathering steel DC monopole (Appendix A). The average change in height would be 2.5 feet. DC monopoles are a single tower and narrower in shape than the steel frame DC tower structures and would be less noticeable in the landscape.

Viewshed modelling for the Rebuild Project suggests that the existing and proposed structures would be visible from the ROW and on the dwelling's northern, rear elevation (Figure 53; Appendix C VP24). The proposed structures would be slightly more visible looking to the northwest from the main dwelling's rear elevation. Small portions of the front yard to the east of the allée of trees show visibility of the existing structures, as well as the proposed structures. Wooded areas to the northwest, north, and northeast of the main dwelling would significantly shield the resource from the Rebuild Project. The proposed structures would be weathering steel DC monopole, which is the same material as the existing and more slender shape and five feet taller. The overall impact on the viewshed would be minimal. ***It is therefore anticipated that the proposed Rebuild Project would have a Minimal Visual Impact on Gallison Hall (DHR #002-0808).***



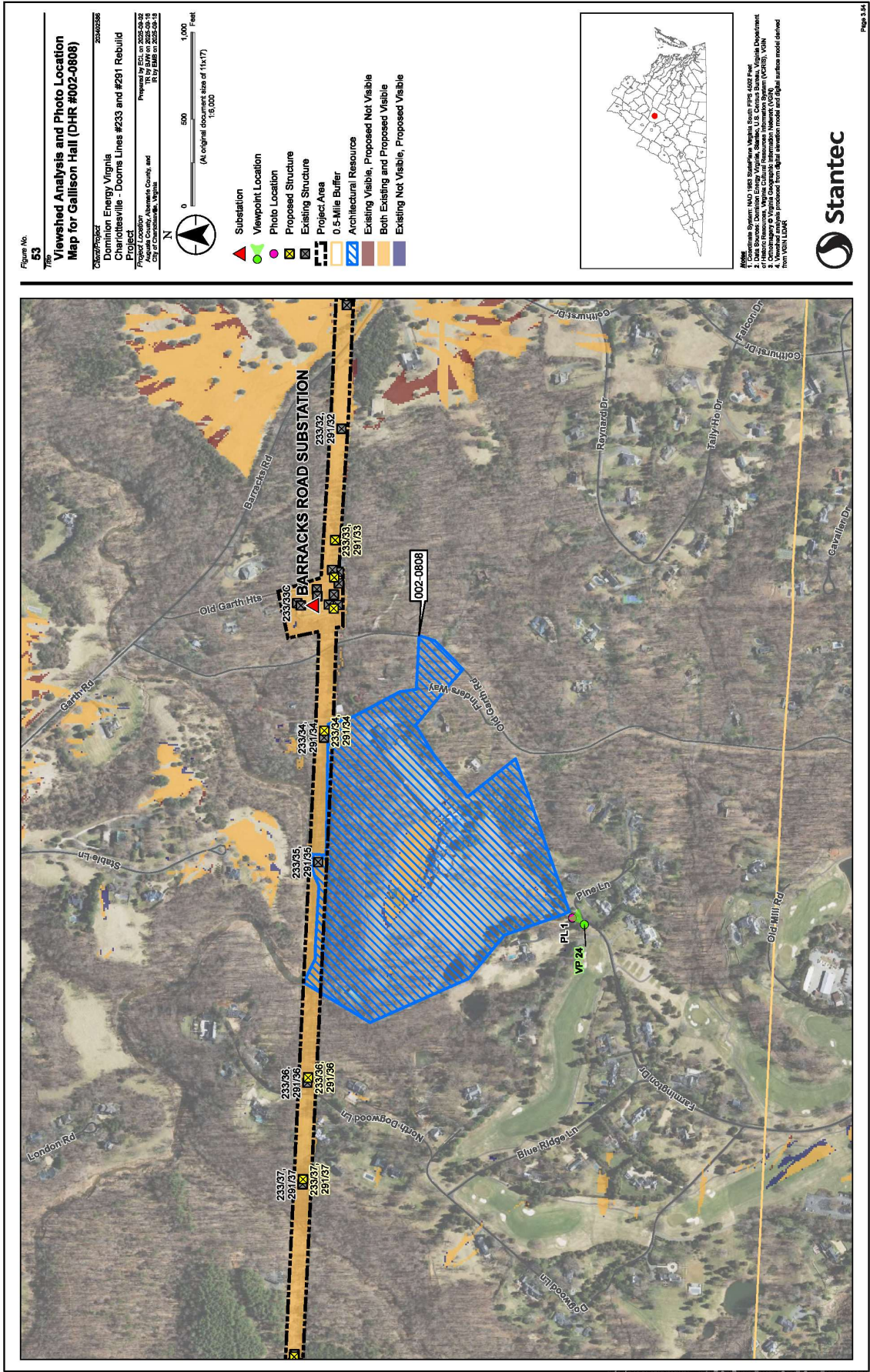
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Figure 52. View from Gallison Hall (DHR #002-0808), Farmington Historic District (DHR #002-5153; PL 1) Looking Northwest. Existing Transmission Line is Not Visible.





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3.2.18 Ingleridge Farm (DHR #002-1736)

Ingleridge Farm was built circa 1941 and is a two-story, Colonial Revival-style dwelling with a side-gable, slate roof that has gabled dormers. The dwelling was obscured by vegetation from the public ROW (Figure 54). According to DHR records, the exterior is clad in brick veneer laid in a stretcher bond pattern. Double-hung, wooden sash windows are six-over-six. A secondary dwelling and barn from circa 1941 are on the property. A shed and four additional barns were built between 1963 and 2021. DHR determined the resource as potentially eligible in 1990 (DHR Site Files).

3.2.18.1 Visual Effects

Ingleridge Farm has 275 acres and consists of rolling hills and grassy fields (Appendix B). The property is on the north side of Barracks Road and has wooded areas on the western and eastern sides of the resource. A long gravel driveway leads to the residential and agricultural buildings in the center of the property (see Figure 54). The main dwelling stands back from the road and was not visible from the ROW because it is surrounded by wooded areas. The existing ROW of the Rebuild Project crosses through the property, and the existing transmission line is visible.

As previously stated, the resource has 275 acres and is crossed by the existing ROW of the Rebuild Project; however, only approximately five acres of the resource are within the ROW (Appendix B). The site visit from the public ROW indicates that, under current conditions, the existing transmission line is visible (Figure 55). Existing Structure 233/29, 291/29 to Structure 233/31, 291/31 are within the resource and range in height from 110 feet to 120 feet with an average height of 115 feet. Only existing Structure #233/29, 291/29 would be replaced by a 120 foot, galvanized-steel, DC monopole; the remaining structures within the resource boundary would remain as is. The proposed average height of these three structures would be 118 feet. The existing structures are painted steel DC monopoles and Structure #233/29, 291/29 would be replaced with a galvanized-steel DC monopole.

Viewshed modeling and visual simulations prepared for the Rebuild Project indicate that both the existing and proposed Line #233/291 structures in proximity to the resource would be visible at the ROW. The viewshed modeling suggests the main dwelling would be shielded by the wooded areas surrounding the resource (Figure 56; Appendix C VP23). The proposed structures would be slightly more visible southwest of the main dwelling. Visibility remains mostly the same along Barracks Road and in the open fields near the road. Wooded areas to the northwest, north, and northeast of the main dwelling would significantly shield the resource from the Rebuild Project.

The proposed structure would be a galvanized-steel DC monopole instead of painted-steel DC monopole. Although the structure material is different than the existing and the average height would increase by three feet, the overall impact to the viewshed would be minimal. Although one proposed structure will be slightly taller and a different material, it is anticipated that the overall change in the visual impact will be minimal. As such it is anticipated that the proposed Rebuild Project will have a **Minimal Visual Impact on the Ingleridge Farm (DHR #002-1736)**.



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Figure 54. View of Ingleridge Farm (DHR #002-1736; PL 39a), Looking Northeast.

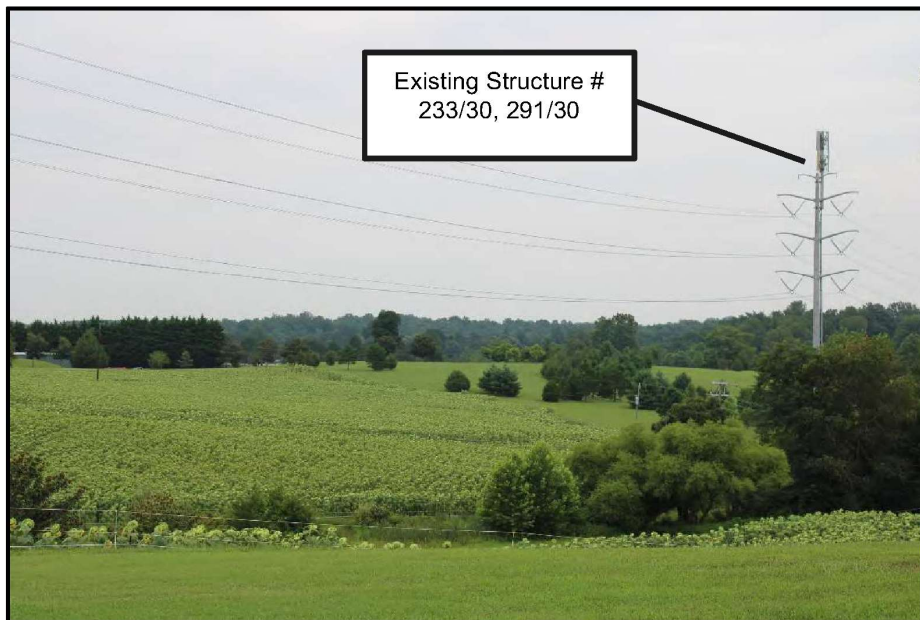
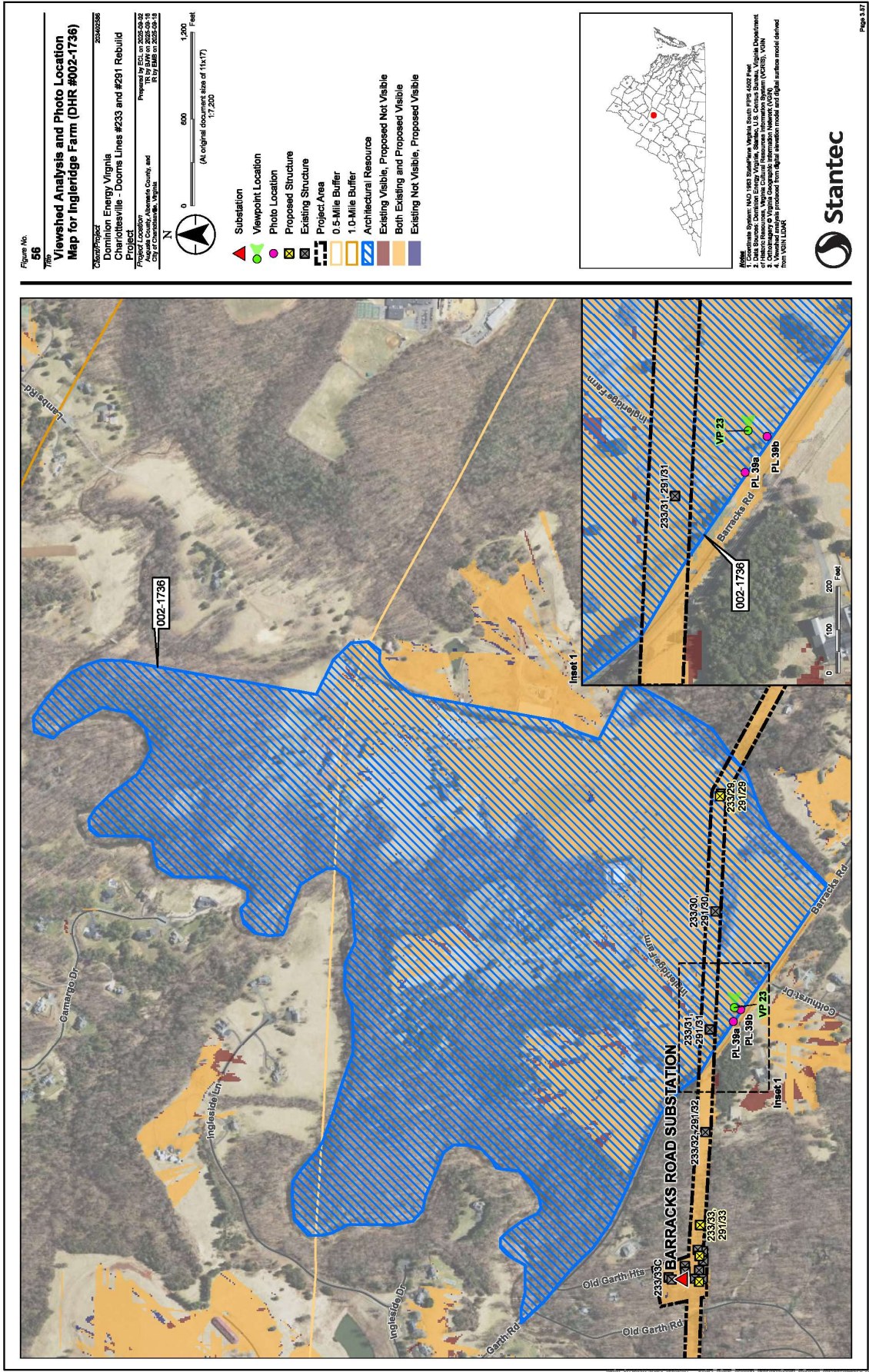


Figure 55. View from Ingleridge Farm (DHR #002-1736; PL 39b), Looking Northeast. Existing Transmission Line is Visible.





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3.2.19 Colonel Vose Residence (DHR #002-5035)

The house is a Colonial Revival-style two-story, brick-veneer dwelling that has a side-gable slate roof. Designed in 1939 by Marshall Swain Wells and built by Colonel William E. Vose in the same year. The resource was not visible from the public ROW during the site visit. According to DHR Site Files, the property includes a pool and a stable northwest of the house, and a two-story brick cottage to the northeast of the house (Figure 57). The Colonel Vose Residence was determined individually eligible by DHR in 2002 as locally significant under Criterion C. It is within the boundaries of Farmington Historic District (DHR #002-5153; DHR Site Files).

3.2.19.1 Visual Effects

The Colonel Vose Residence is approximately a 14-acre property located within the Farmington Country Club accessed by Dogwood Lane. The relatively flat property is within the 0.5 mile study radius and is located to the south of the Rebuild Project (Appendix B). A dense row of hedges lines the asphalt driveway blocking the view of the house from the public ROW. A manicured lawn and scattered trees surround the resource, with wooded areas northwest of the resource. The golf course is to the east of the resource.

The Colonel Vose Residence is approximately 1,847 feet south of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 58). Visual modeling and simulations for the Rebuild Project further suggest there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 59; Appendix C VP26). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Colonel Vose Residence (DHR #002-5035).***



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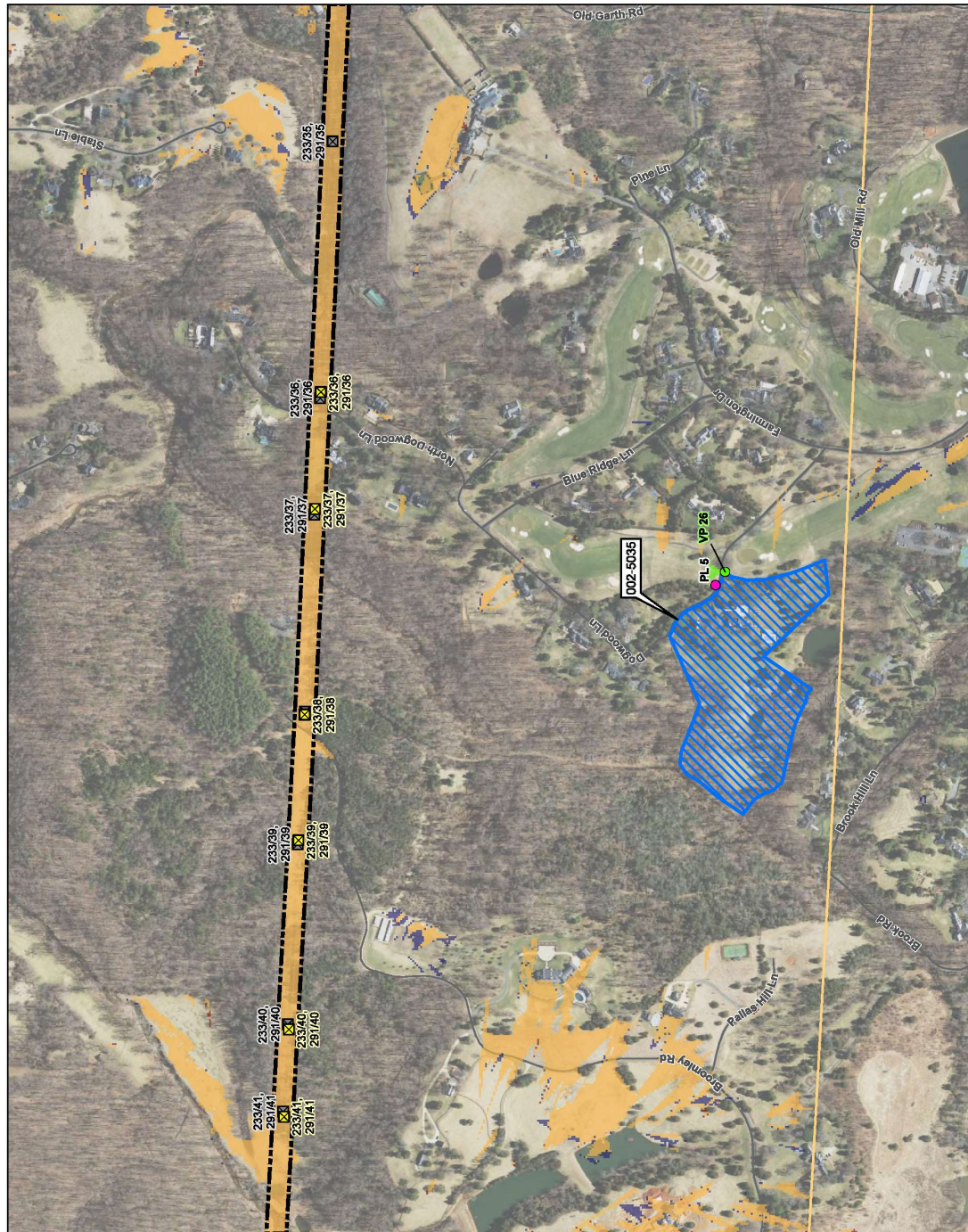


Figure 57. View of the Colonel Vose Residence (DHR #002-5035), Farmington Historic District (DHR #002-5153; PL 5) Looking Southwest.



Figure 58. View from Colonel Vose Residence (DHR #002-5035), Farmington Historic District (DHR #002-5153; PL 5) Looking Northeast. Existing Transmission Line is Not Visible.





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3.2.20 Hardie House (DHR #002-5148)

Hardie House, constructed in 1941, is a four-story Colonial Revival-style dwelling designed by Marshall Swain Wells. The house is situated on a 4.69-acre property within the Farmington Country Club and is owned by Molly Goodwin Hardie and Robert D. Hardie. The house's central portion is a four-bay painted brick section that has a slate, side gable roof, prominent chimneys, and brick wings, asymmetrically arranged. Windows are generally six-over-six or nine-over-nine double hung wooden sash windows. A brick arcade connects the three-car garage addition to the main house. The brick pedimented entry portico has brick columns and protects the wooden raised panel door with transom. The property was only partially visible from the public ROW (Figure 60). DHR determined the Hardie House as eligible for listing in the NRHP in 2009. It is also part of the multiple property listing "The Work of Marshall Swain Wells, Architect" (DHR# 104-5254) and within the boundaries of the Farmington Historic District (DHR #002-5153; DHR Site Files).

3.2.20.1 Visual Effects

The Hardie House is located within 0.5-mile and south of the Rebuild Project and stands relatively close to Dogwood Lane (Appendix B). A gravel driveway leads from Dogwood Lane and loops to the front of the house and back to Dogwood Lane. Tall deciduous trees form a canopy around the house's façade with a grassy lawn at the rear. Wooded areas are found to the northwest and south of the property and the golf course is to the east.

Hardie House is approximately 921 feet south of the nearest point of the existing Line 233/291 transmission line corridor. The site visit indicates that under current conditions, there is no visibility of the existing transmission line structures (Figure 61). Visual modeling and simulations for the Rebuild Project confirm that there is no visibility of the current transmission line structures and that, based on the preliminary design, there would be no visibility of the proposed Line 233/291 replacement structures (Figure 62; Appendix C VP28). ***It is therefore anticipated that the proposed Rebuild Project would have No Visual Impact on Hardie House DHR #002-05148).***

