



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, June 17, 2021 at 4:30 P.M.

First Floor Meeting Room (Community Meeting Room), Lexington City Hall,
300 E. Washington Street, Lexington, VA

AGENDA

- 1. CALL TO ORDER
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES:
 - A. June 3, 2021 Minutes*
- 4. NEW BUSINESS:
 - A. **COA 2021-18: an application by John Gunner for a Certificate of Appropriateness for construction of a new garage at 305 S. Jefferson Street, Tax Map # 23-1-27, owned by Neel and Martha Ackerman.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
- 5. OTHER BUSINESS
 - Electric Pilates sign follow-up
- 6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, May 6, 2021 – 4:30 p.m.
Live Zoom E-meeting
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander, Chair
 R. LeBlanc, Vice-Chair
 E. Teaff

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: A. Bartenstein
 J. Goyette
 C. Honsinger, Alternate A
 B. Crawford, Alternate B

CALL TO ORDER

C. Alexander called the meeting to order at 4:35 p.m. A. Glaeser opened with a statement saying that due to the COVID-19 pandemic, the City is taking measures to limit attendance at public meetings. The Lexington City Council had approved an emergency ordinance allowing for public meetings to be held through real-time, electronic means. The meeting and packet were available on the City's website, the meeting is broadcasted to the City's Facebook page and the recording will be posted to Youtube the following day.

AGENDA:

The Agenda was approved unanimously (R. LeBlanc/C. Alexander).

MINUTES:

Meeting minutes from May 6, 2021 were approved unanimously (E. Teaff/ R. LeBlanc).

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-17: an application by Jacob Scherff for a Certificate of Appropriateness for a projecting sign, sign bracket and window sign at 116 N. Main Street, Tax Map # 17-3-C, owned by Investment, LLC.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign, sign bracket and window sign for JD Solar at 116 N. Main Street. The proposed circular projecting sign is 26 inches in diameter and made of double-sided, expanded PVC material with adhesive-backed laminated digital decals applied to both sides. It features black text and yellow graphics on a white background. Additional sign details are provided in the application.
- 2) Applicant Statement – Donelle DeWitt, sign designer, was present.
- 3) Public Comment – None

- 4) Board Discussion & Decision – C. Alexander asked for clarification of the placement of the proposed window sign, and Ms. DeWitt said it would be placed at the top of the pane farthest to the right. R. LeBlanc asked if all of the specs were appropriate and A. Glaeser confirmed that they met zoning criteria. Ms. DeWitt described the location of existing signage for another business as well as the interior lay-out separating the office space for the two businesses. There was discussion of the proposed placement of the signage relative to the location of the existing signage and interior placement of the businesses. **R. LeBlanc moved to approve the projecting sign as presented, to approve swapping its position with the existing projecting sign if agreed upon with the other business owner, and to approve the window sign so long as it is placed in the bottom, center pane of the right hand window grouping. C. Alexander seconded and the motion passed unanimously (3/0).**

OTHER BUSINESS:

A. Glaeser announced that City Council will return to in-person meetings on June 17, 2021 and that the Board should follow suit soon thereafter. The Board agreed to also begin in-person meetings on June 17, 2021 in the Community Meeting Room. A. Glaser requested that Board members share their summer vacation dates with staff citing quorum concerns. C. Alexander said she had noticed unapproved window signs at the business located at 22 W. Nelson Street. A. Glaeser said he would investigate.

ADJOURN:

The meeting adjourned unanimously at 4:58 p.m. (R. LeBlanc/E. Teaff).

C. Alexander, Chair Architectural Review Board

Project Name	New accessory building for Neel and Martha Ackerman
Property Location	305 S. Jefferson Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Neel and Martha Ackerman/John Gunner

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for construction of a new garage at 305 S. Jefferson Street.

Location map



The garage will be approximately 22 feet by 22 feet with a cedar shingle and brick veneer exterior. The shingles will be stained with Cabot semi-transparent Pacific gray siding stain and all exterior trim will be painted white (SWP 7004 Snowbound). The roof will be peaked, charcoal gray standing seam metal to match the house.

The applicant provided a site plan, elevated drawings and several detail sheets specifying/describing the proposed windows, doors and exterior light fixtures which are included in the attached application.

305 South Jefferson Street existing conditions



ARB Considerations

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale;

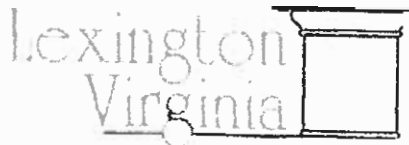
architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

- C. Any applicable provisions of the city's design guidelines.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

Staff Recommendation

Staff finds the proposed project meets the zoning criteria.



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: John Gunner Phone: 540-463-9435

Company: Gunner Construction, Inc Fax: N/A

Address: P.O. Box 661, Lexington, VA 24450 Email: jgunner27@gmail.com

Applicant's Signature: John Gunner Date: 4/7/2021

Property Owner

Name: Neel and Martha Ackerman Phone: 214-587-2700

Address: 661 S. Bandera Ave, Dallas, Texas 752254 Email: neelack@gmail.com

Owner's Signature: John Gunner for Neel and Martha Ackerman Date: 4/7/21

Architect/Designer

Name: Burt Pinnock Phone: 804-343-1010

Company: Baskervill Architects Fax: N/A

Address: 101 S 15th St . Richmond, VA 23218 Email: BPinnock@baskerville.com

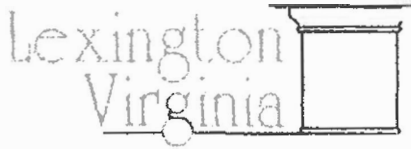
Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. *Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.*

*Fees Non Refundable



www.lexingtonva.gov

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Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 305 S. Jefferson St, Lexington, VA 24450

Tax Map: 23-1-27 Deed Book and Page #: 23-1-27

Acreage: 0.743 Acres Zoning (attach any existing conditions or proffers): N/A

Property Doing Business As: Residential

Historical Name of Building: N/A

Approximate Age of Building: 150 years Applicant seeking Federal Tax Credit: Yes No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction



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Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: _____

Case Number: ARB-COA- _____

Date Received: _____ Received By: _____

Staff Review

- Applicant's project would meet all district requirements.
- Applicant fails to meet the district requirements.

Comments: _____

Planning and Development Director

Date

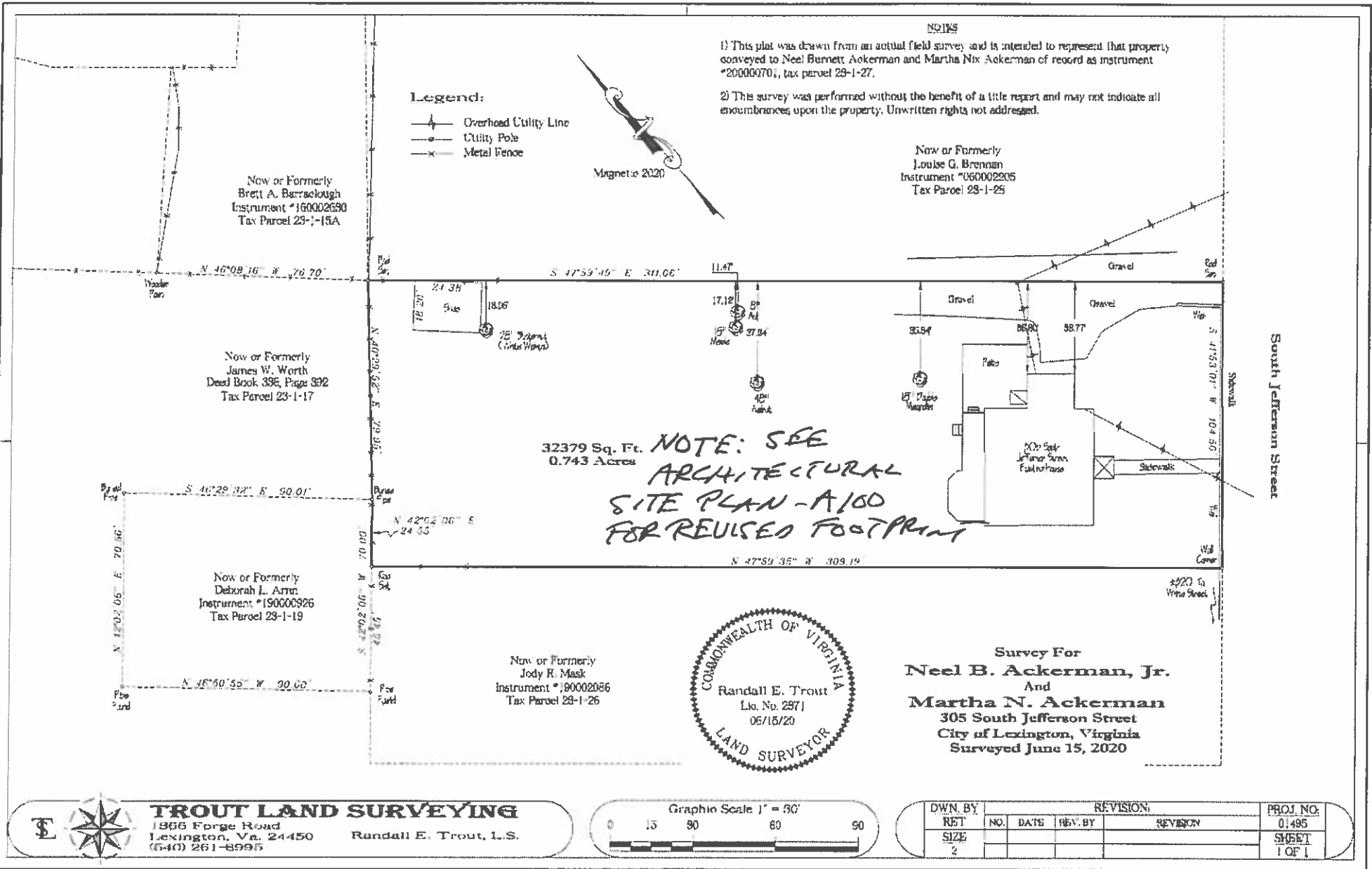
Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board

Date



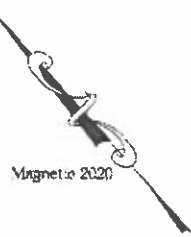
NOTES

1) This plat was drawn from an actual field survey and is intended to represent that property conveyed to Neel Burnett Ackerman and Martha Nix Ackerman of record as instrument #20000701, tax parcel 23-1-27.

2) This survey was performed without the benefit of a title report and may not indicate all encumbrances upon the property. Unwritten rights not addressed.

Legend:

- Overhead Utility Line
- Utility Pole
- Metal Fence



Now or Formerly
Louise G. Brennan
Instrument #060002205
Tax Parcel 23-1-25

Now or Formerly
Brett A. Barraclough
Instrument #180002690
Tax Parcel 23-1-15A

Now or Formerly
James W. Worth
Deed Book 398, Page 392
Tax Parcel 23-1-17

Now or Formerly
Deborah L. Arrin
Instrument #190000926
Tax Parcel 23-1-19

Now or Formerly
Jody R. Mask
Instrument #190002086
Tax Parcel 23-1-26

32379 Sq. Ft.
0.743 Acres

**NOTE: SEE
ARCHITECTURAL
SITE PLAN - A100
FOR REVISED FOOTPRINT**



Survey For
Neel B. Ackerman, Jr.
And
Martha N. Ackerman
305 South Jefferson Street
City of Lexington, Virginia
Surveyed June 15, 2020

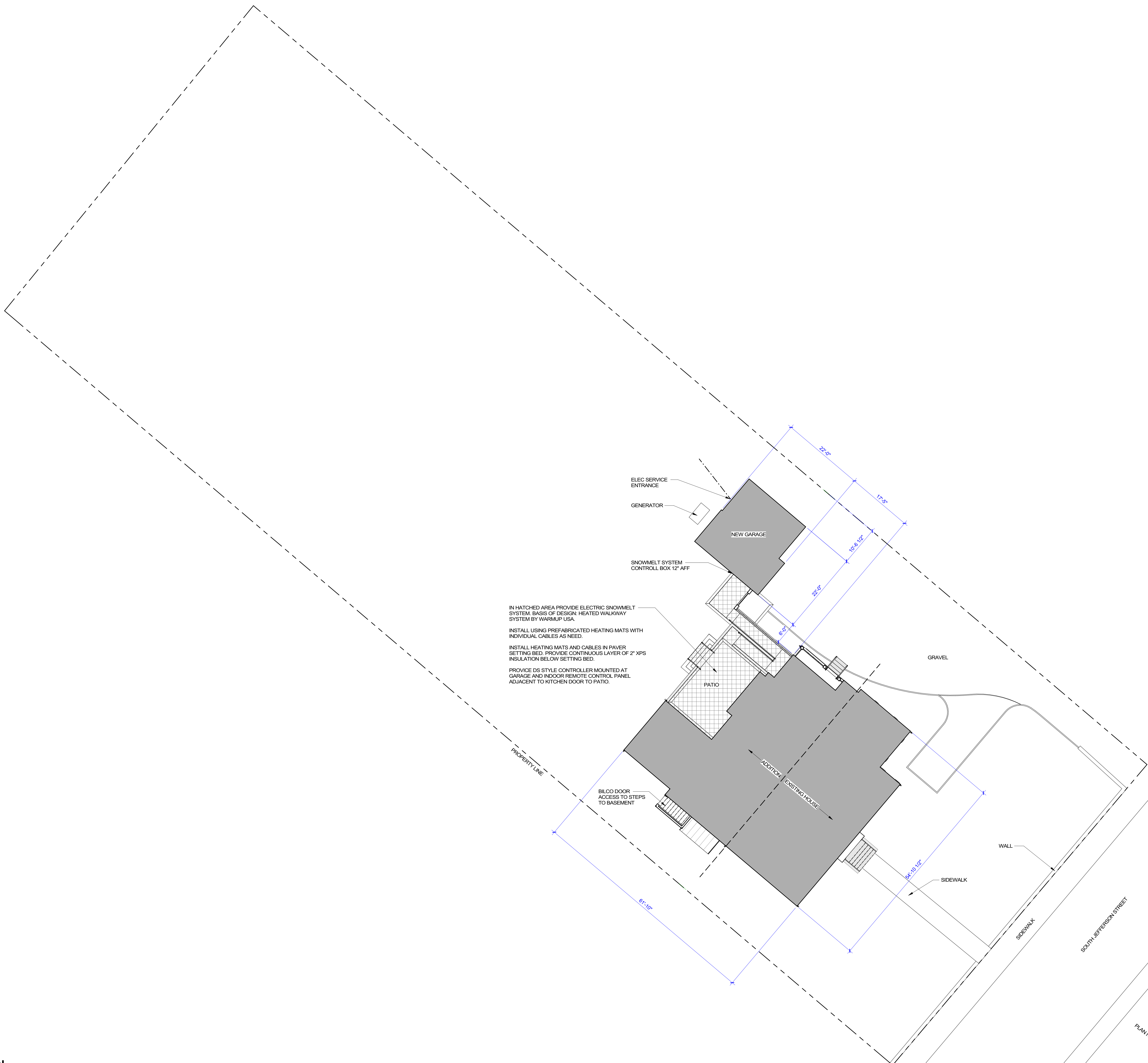
TROUT LAND SURVEYING
1866 Forge Road
Lexington, Va. 24450
(640) 281-8995

Randall E. Trout, L.S.



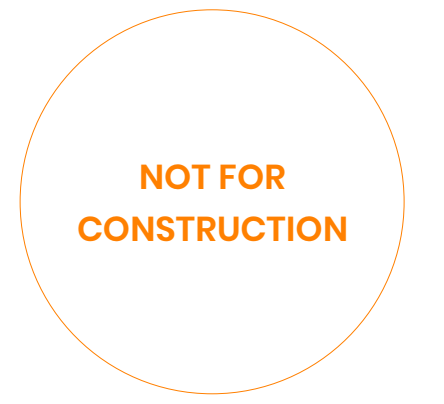
DWN. BY	REVISION				PROJ. NO.
	RET.	NO.	DATE	REV. BY	
SIZE					
2					

SHEET 1 OF 1



IN HATCHED AREA PROVIDE ELECTRIC SNOWMELT SYSTEM. BASIS OF DESIGN: HEATED WALKWAY SYSTEM BY WARMUP USA.
 INSTALL USING PREFABRICATED HEATING MATS WITH INDIVIDUAL CABLES AS NEEDED.
 INSTALL HEATING MATS AND CABLES IN PAVER SETTING BED. PROVIDE CONTINUOUS LAYER OF 2" XPS INSULATION BELOW SETTING BED.
 PROVIDE DS STYLE CONTROLLER MOUNTED AT GARAGE AND INDOOR REMOTE CONTROL PANEL ADJACENT TO KITCHEN DOOR TO PATIO.

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400



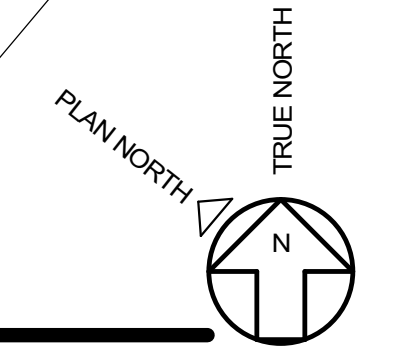
COPYRIGHT 2020 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESS WRITTEN CONSENT.

PROJECT NUMBER
2.200440.0

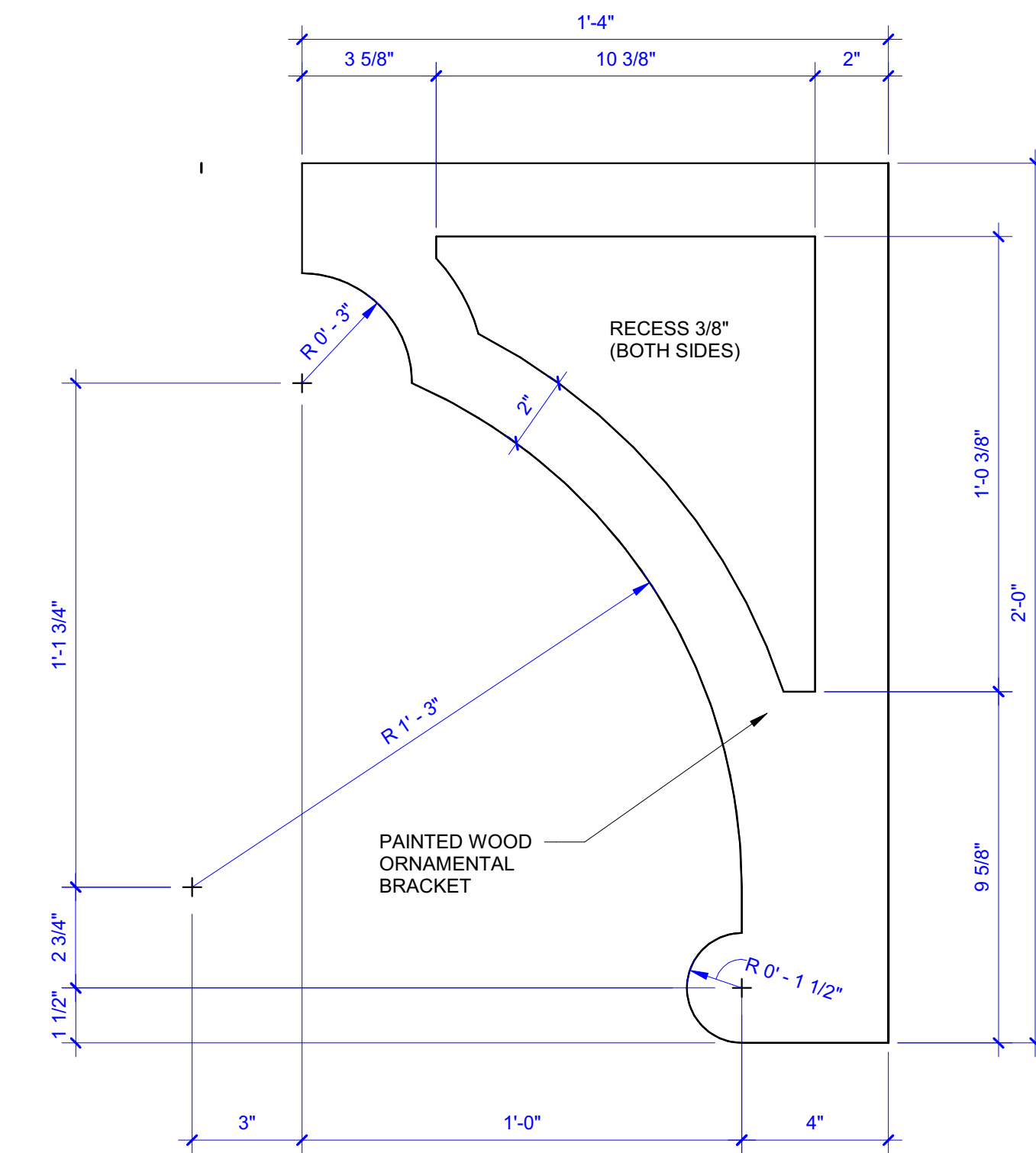
**ACKERMAN
 RESIDENCE**

305 S JEFFERSON ST LEXINGTON VA 24450

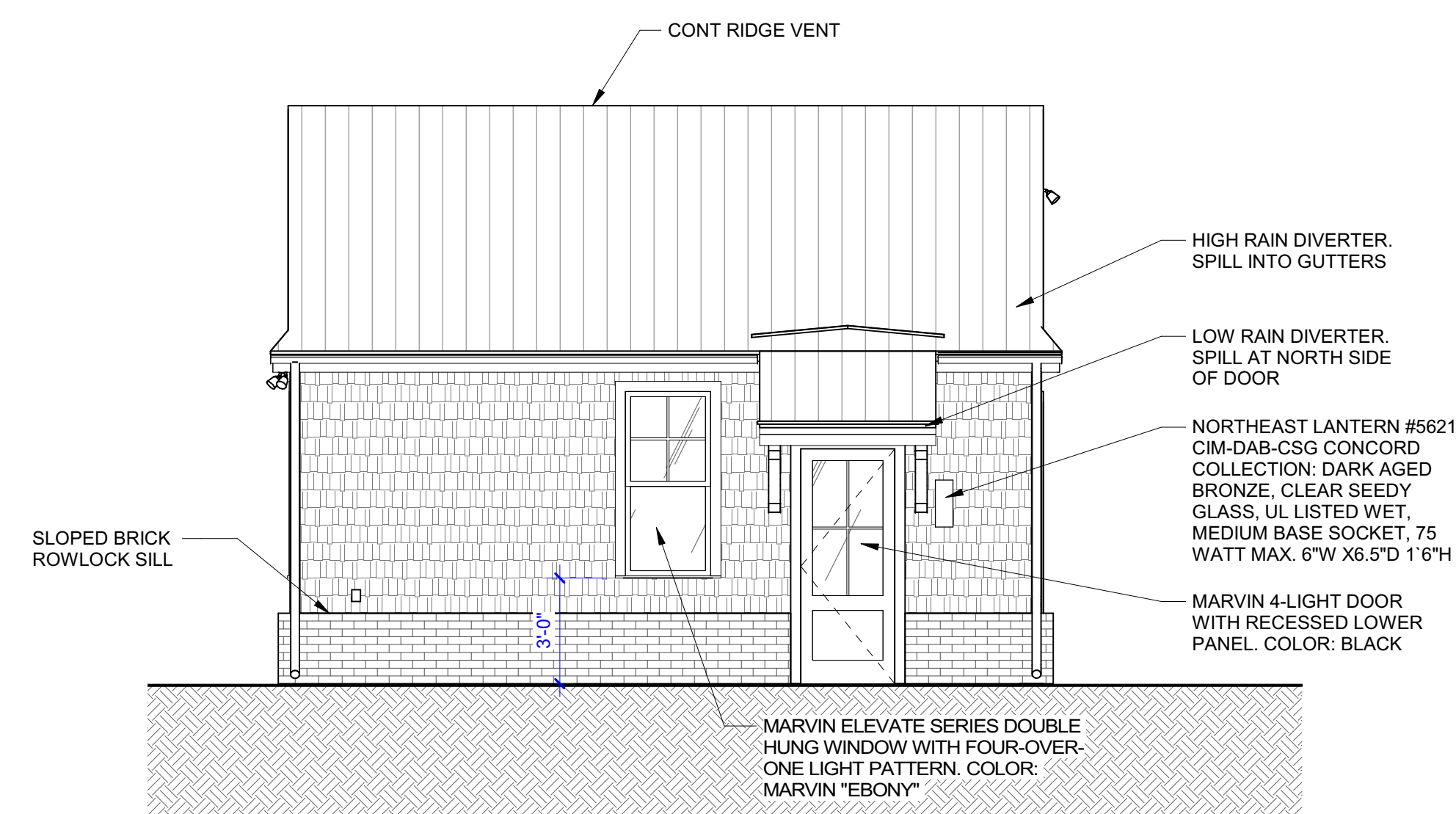
ISSUE
6/2/2021
 ARB REVIEW



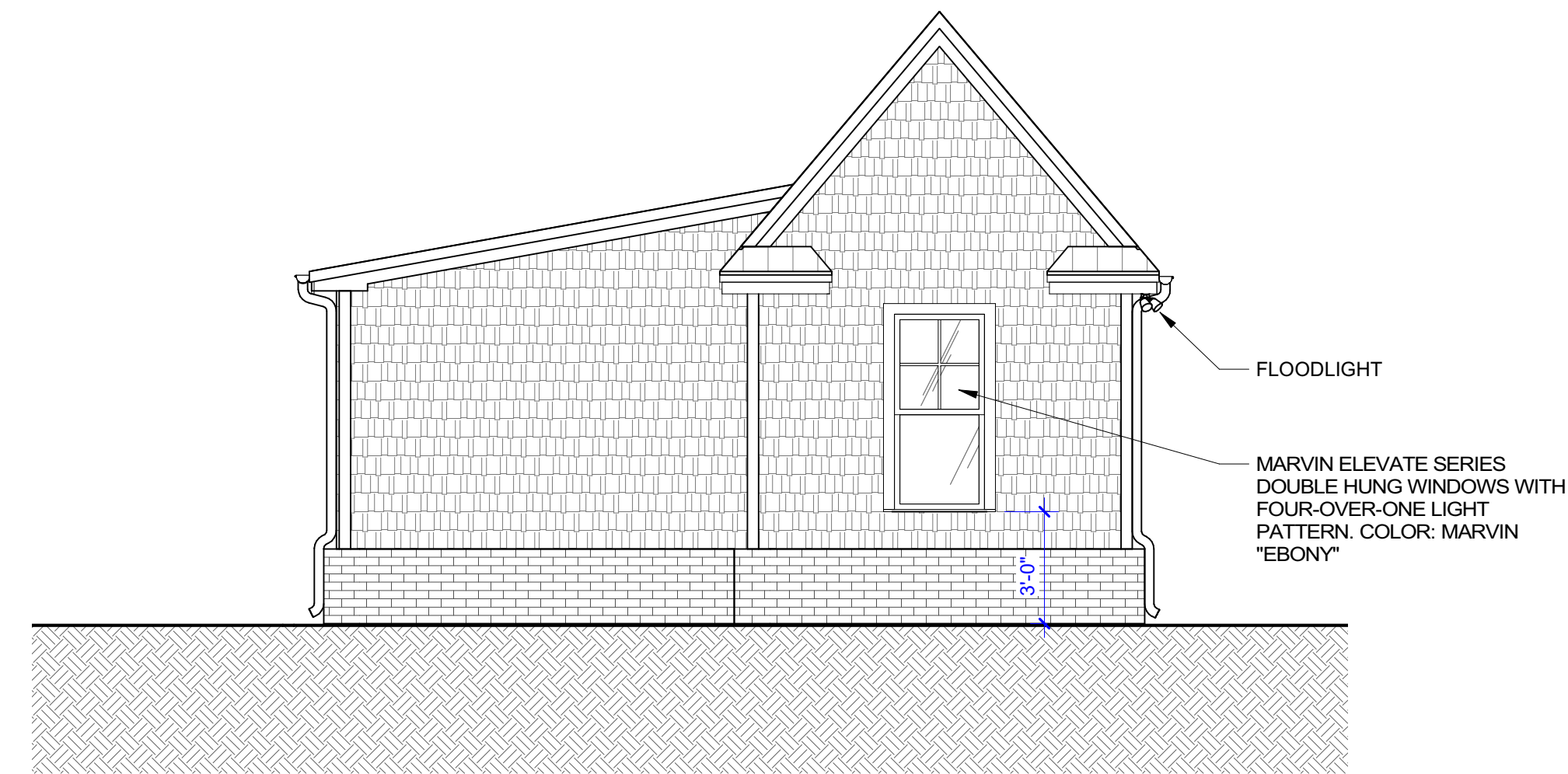
ARCHITECTURAL SITE PLAN
A100



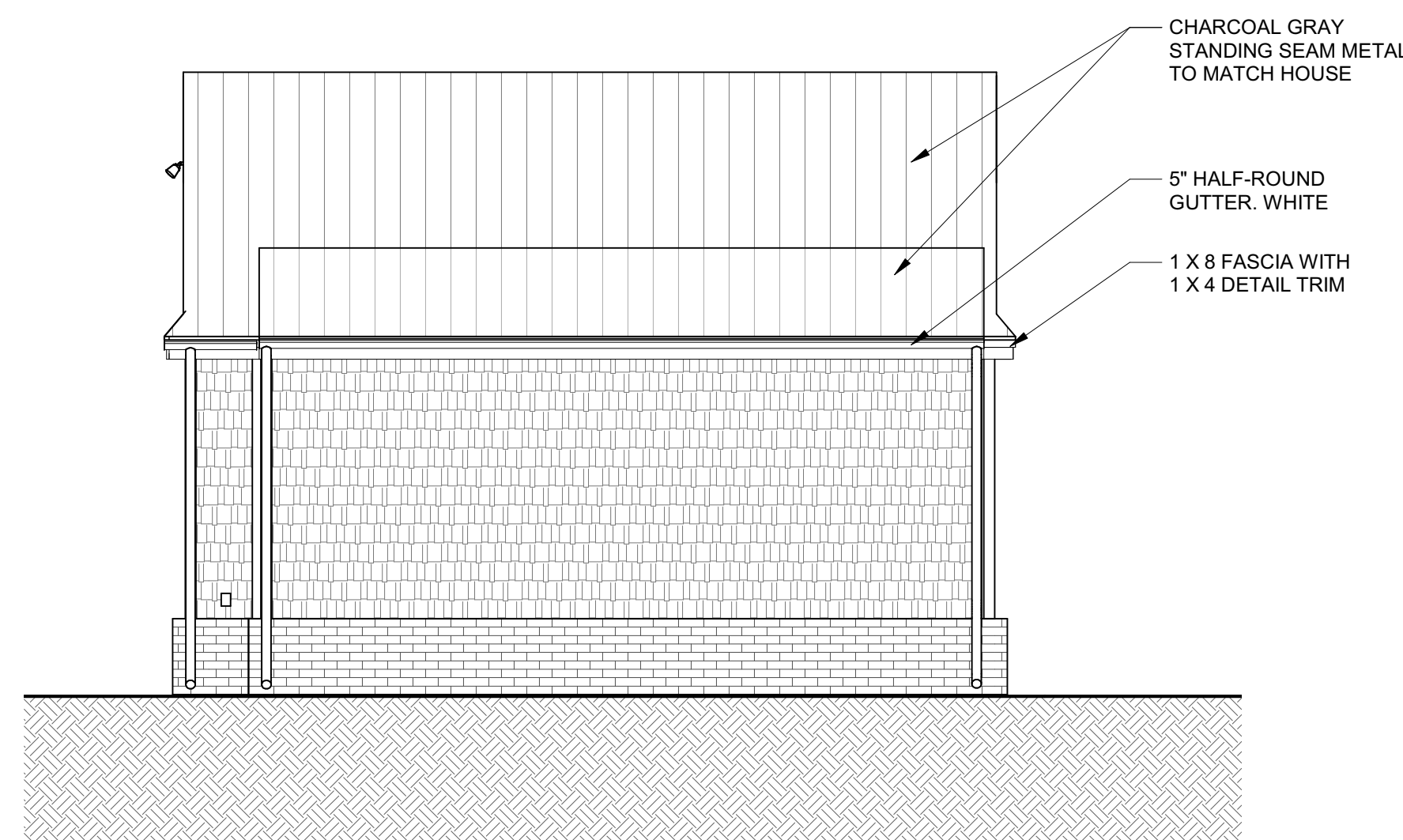
1D BRACKET DETAIL
 SCALE: 3"=1'-0" DRAWING REF: A602



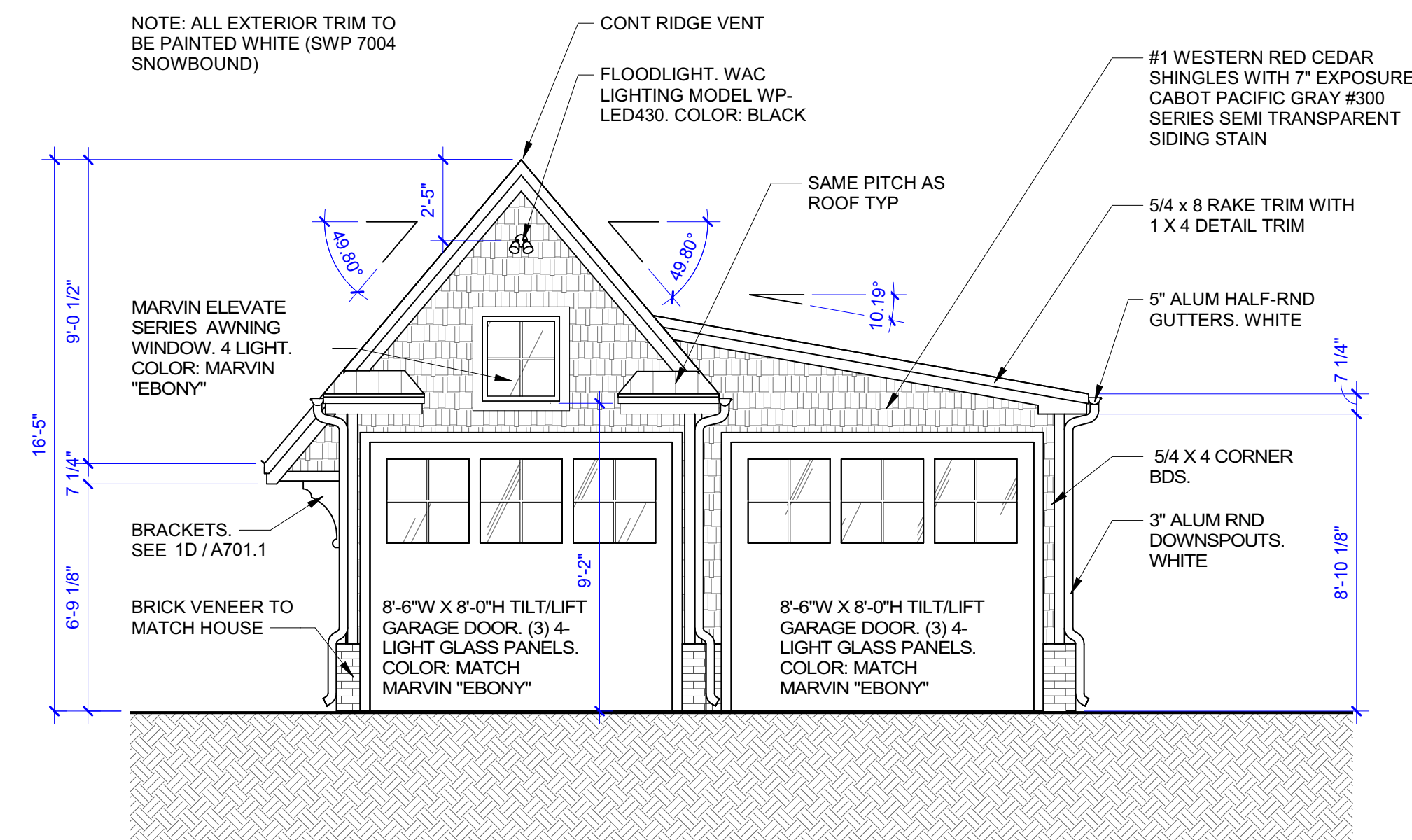
4B GARAGE WEST ELEVATION
 SCALE: 1/4"=1'-0" DRAWING REF: A131



2B GARAGE NORTH ELEVATION
 SCALE: 1/4"=1'-0" DRAWING REF: A701



4A GARAGE EAST ELEVATION
 SCALE: 1/4"=1'-0" DRAWING REF: A701



2A GARAGE SOUTH ELEVATION
 SCALE: 1/4"=1'-0" DRAWING REF: A131

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

NOT FOR CONSTRUCTION

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PROJECT NUMBER
2.200440.0

ACKERMAN RESIDENCE

305 S JEFFERSON ST LEXINGTON VA 24450

ISSUE
6/2/2021
ARB REVIEW

GARAGE ELEVATIONS
A701.1

DOUBLE SPOT Endurance

WAC LIGHTING

WP-LED430

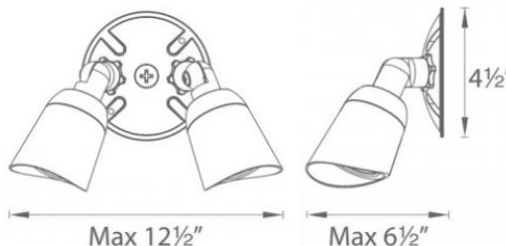


Fixture Type: _____

Catalog Number: _____

Project: _____

Location: _____



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

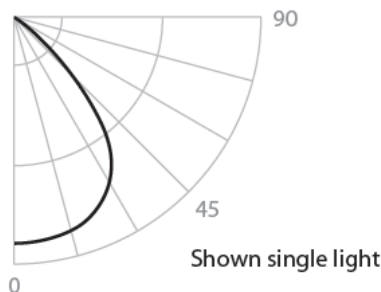
FEATURES

- Factory-Sealed LED Light Engine
- Die-cast aluminum construction
- Photo/Motion Sensor Compatible (Sold Separately)
- 120V Direct Wire - No Driver Needed
- 85 CRI
- 39,000 hour rated life

SPECIFICATIONS

- Construction:** Die-cast aluminum
- Power:** Line Voltage input (120V)
- Dimming:** 100% - 10% with Electronic Low Voltage (ELV) dimmer
- Finish:** Architectural Black, Bronze, White and Graphite
- Standards:** IP66, Wet Location, ETL & cETL Listed
- Operating Temperature:** -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

Model	Wattage	Comparable	Color temp	Delivered Lumens	Finish
WP-LED430 <i>Double Spot</i>	30W	2 x 75W	30 3000K	965 x 2	aBK Architectural Black
			50 5000K	1030 x 2	aBZ Architectural Bronze
					aGH Architectural graphite
					aWT Architectural White

Example: **WP-LED430-50-aBK**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

VIP Code: 1249BBXT14

866-344-3875

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Brand Information

- Brand: WAC Lighting
- Collection: Endurance
- SKU: WP-LED430-30-AGH
- UPC: 790576393728

Dimensions and Weight

- Length: 6.50 in.
- Width: 6.50 in.
- Height: 12.50 in.
- Backplate/Canopy Width: 4.50 in.
- Backplate/Canopy Length: 4.50 in.
- Backplate/Canopy Thickness: 0.63 in.
- Weight: 2.94 lb.

Other Specifications

- Ships Via: Ground (FREE SHIPPING)
- Warranty: 5 Years Functional, 2 Years Finish

Additional Details

- Feature 1: Rotatable spot light, Factory-Sealed LED Light Engine, solid die cast aluminum construction.
- Feature 2: Energy Star rated, DLC approved. Available in a single or double spot.
- Feature 3: Optional Photo/Motion Sensor sold separately. 120V Direct Wire - No Driver Needed.
- Feature 4: Smooth and continuous dimming with an ELV dimmer. Includes two canopy accessories for use with surface mounted junction boxes or recessed junction boxes.
- Feature 5: High Powered LED: 50,000 hours rated life, 85 CRI, Color Temperature: 3000K or 5000K options.
- Complete System: Yes
- Reversible: Yes
- Interior/Exterior: Interior/Exterior
- Hardwired or Portable: Hardwired
- Delivered Lumens: 1930
Beam Spread: Flood Spot
Average Hours: 50000

Design Information

- Category: Outdoor Wall Lights
- Finish: Graphite
- Glass: White Diffuser Glass
- Material: Die Cast Aluminum

Bulb Information

- Bulbs Included: Yes
- Dimmable: Yes
- Bulb Category: LED
- Primary Bulb(s): 2 x 15.00 watts LED Module
- Color Temperature: 3000
- Color Rendering Index: 90.0000
- Total Lumens: 1930
- Total Wattage: 30W
- Additional Bulb Details:
Bulb Base: LED Module
Dimmable: Yes
Delivered Lumens: 1930
Beam Spread: Flood Spot
Average Hours: 50000

Product Rating

- Voltage: 120
- Safety Rating: ETL, cETL, IP66 Wet
- Energy Star Efficient
- Dark-Sky Approved
- Title 24 Approved

Documents

- Spec Sheet: WP-LED430_SP.pdf
- Install Sheet: WP-LED430_IN.pdf

On all items able to be sent in the contiguous United States.

International Shipping
Now available! Call 866.344.3875 for more information.

Free Returns
Within 30 days of purchase for like new, uninstalled items.

110% Price Match
Find a lower price and we'll beat it by 10% of the difference.

Lighting New York Business Hours

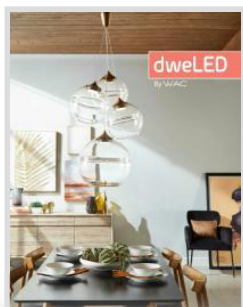
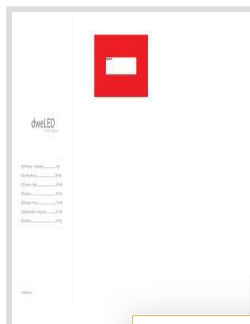
Call For Our Best Price - 866.344.3875

Lighting Experts
Mon - Fri 8am to 12am EST
Sat & Sun 9am to 12am EST

Customer Care
Mon - Fri 8am to 6pm EST

WAC Lighting's Catalogs

Click on the catalog to view the PDF in your browser or right-click and hit "Save As" to save the PDF to your computer.



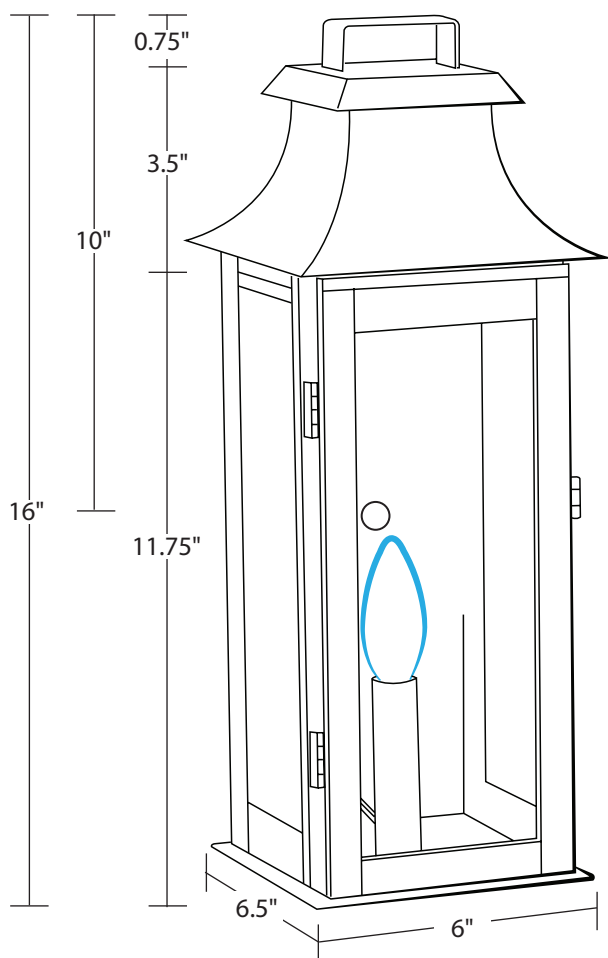
Have a question about this product? Ask us!

Live Chat

Submit a Question



Northeast Lantern



5621

Concord Collection
Wall Mount

Dimensions

Width: 6"
Depth: 6.5"
Height: 16"

Mounting Area

4.5" x 11"

Mounting Height

10"

Socket Options

(LT1) 1 Candelabra Socket;
60 watt max

(CIM) Medium Base Socket
with glass hurricane chimney;
75 watt max

 Listed

Suitable for wet locations

Finishes

RB - Raw Brass

AB - Antique Brass

DAB - Dark Antique Brass

DB - Dark Brass

VG - Verdi Gris

RC - Raw Copper

AC - Antique Copper

Glass Options

CLR - Clear

CSG - Clear Seedy

SMG - Seedy Marine

FST - Frosted

Manufacturer states "dark sky friendly" as configured

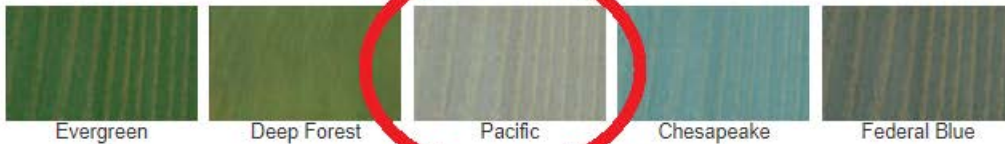
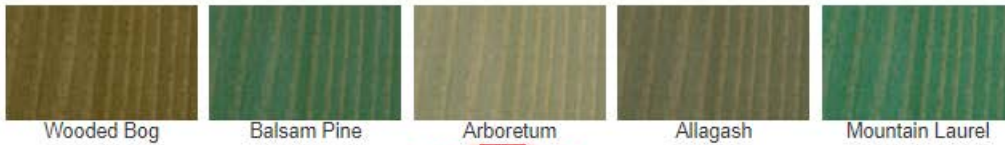


 **OUR PRODUCTS****HOW-TO****PROJECT HELPER****WHERE TO BUY**

Semi-Transparent Stains

Semi-Transparent stains introduce delicate color to the wood's surface. Semi-Transparent stains contain the lightest pigmentation designed to accentuate natural wood grain and character. Review [our opacity scale](#) to determine your perfect balance of color and protection.

Browse through our selection of Semi-transparent wood stains and find the perfect wood stain color to give your wood more depth and bring out its natural beauty.

**COLORS AND FINISHES**

EXTERIOR COLORS

To choose the right wood stain, you must first determine your desired balance of color and protection, which is also known as opacity.

Semi-Transparent Stain

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Choose from a variety of custom colors to enhance your floor's wood grain.



[See all stain colors](#)

Learn the basics of staining

Understand the proper techniques for staining tables, enhancing woods and more.



[See staining](#)