



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, July 1, 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. Elect Chairperson**
 - 1) Nominations
 - 2) Motion & Vote
 - B. Elect Vice-chairperson**
 - 1) Nominations
 - 2) Motion & Vote
 - C. 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
 - D. COA 2021-19: an application by Robert Miller for a Certificate of Appropriateness for new signage for Body Ease Physical Therapy at 17 S. Randolph Street, Tax Map #23-1-189, owned by Sherry Klein**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision

E. COA 2021-20: an application by Courtney Cabaniss for a Certificate of Appropriateness for new window signage for Electric Pilates at 22 W. Nelson Street, Tax Map #23-1-89, owned by 22 WN LLC.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

F. COA 2021-21: an application by H. E. Ravenhorst for a Certificate of Appropriateness for alteration of the cupola of the Troubadour Building at 36 N. Main Street, Tax Map #16-1-62, owned by Troubadour, LLC.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

5. OTHER BUSINESS

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;

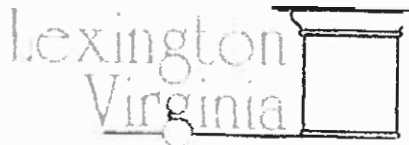
architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

- 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

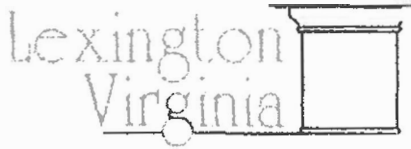
Administration

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

9
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:

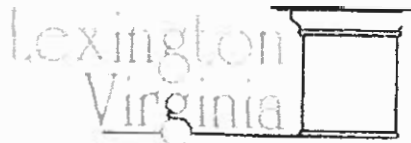
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, 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

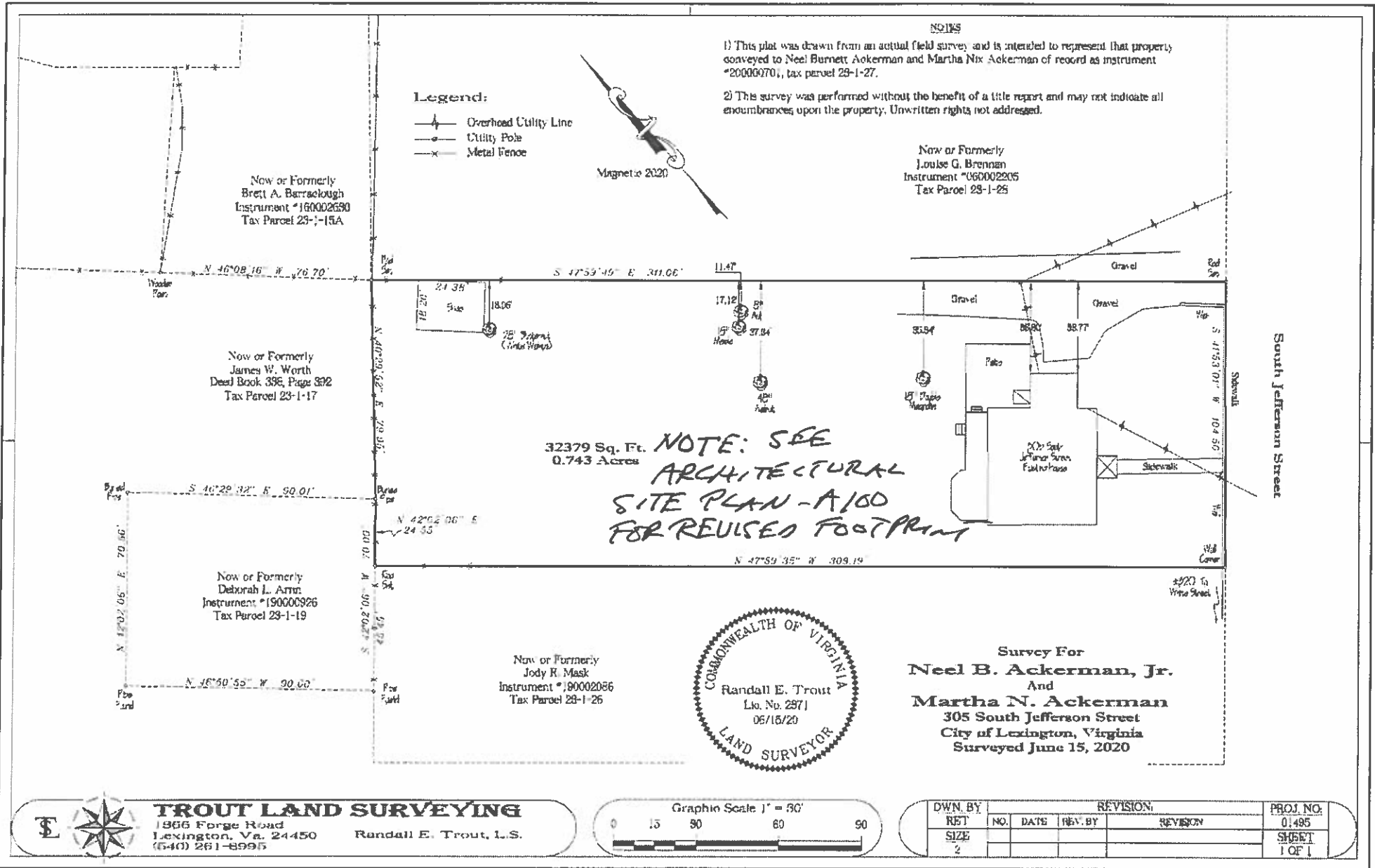
Action by Architectural Review Board

- 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 #200000701, 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

Magnetic 2020

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

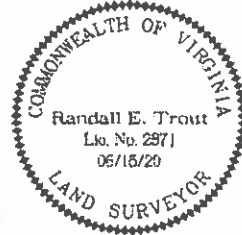
Now or Formerly
James W. Worth
Deed Book 398, Page 392
Tax Parcel 23-1-17

32379 Sq. Ft.
0.743 Acres

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

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



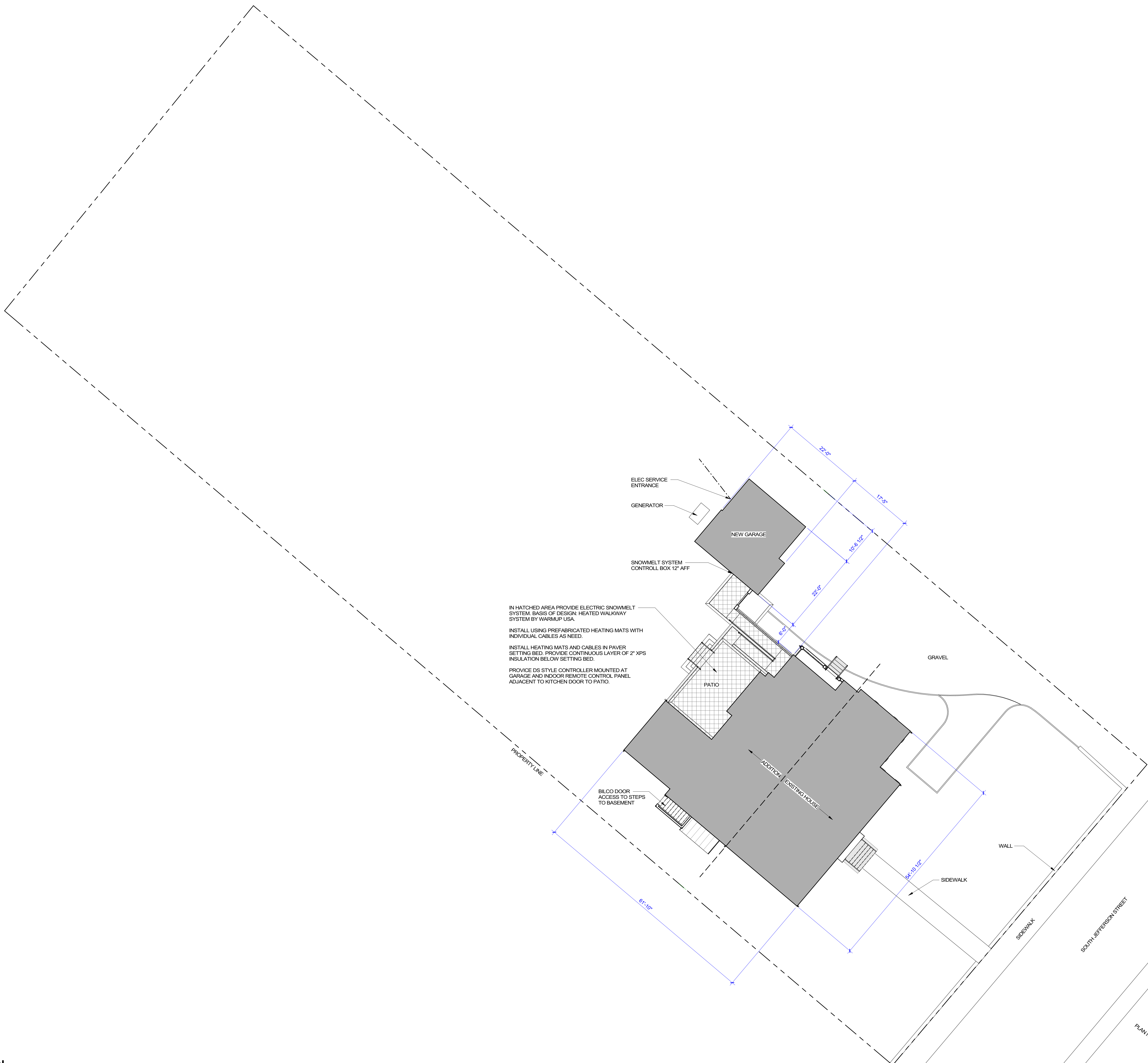
Survey For
Neel B. Ackerman, Jr.
And
Martha N. Ackerman
305 South Jefferson Street
City of Lexington, Virginia
Surveyed June 15, 2020



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



ELEC SERVICE ENTRANCE
 GENERATOR
 SNOWMELT SYSTEM CONTROL BOX 12" AFF

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.

NEW GARAGE

PATIO

BILCO DOOR ACCESS TO STEPS TO BASEMENT

ADDITION EXISTING HOUSE

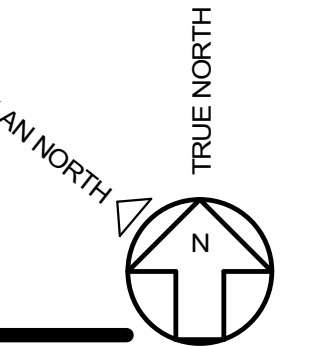
GRAVEL

SIDEWALK

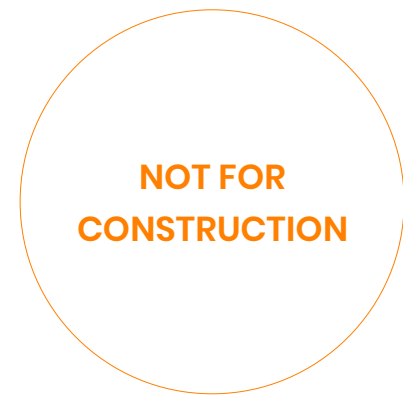
WALL

SIDEWALK

SOUTH JEFFERSON STREET



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



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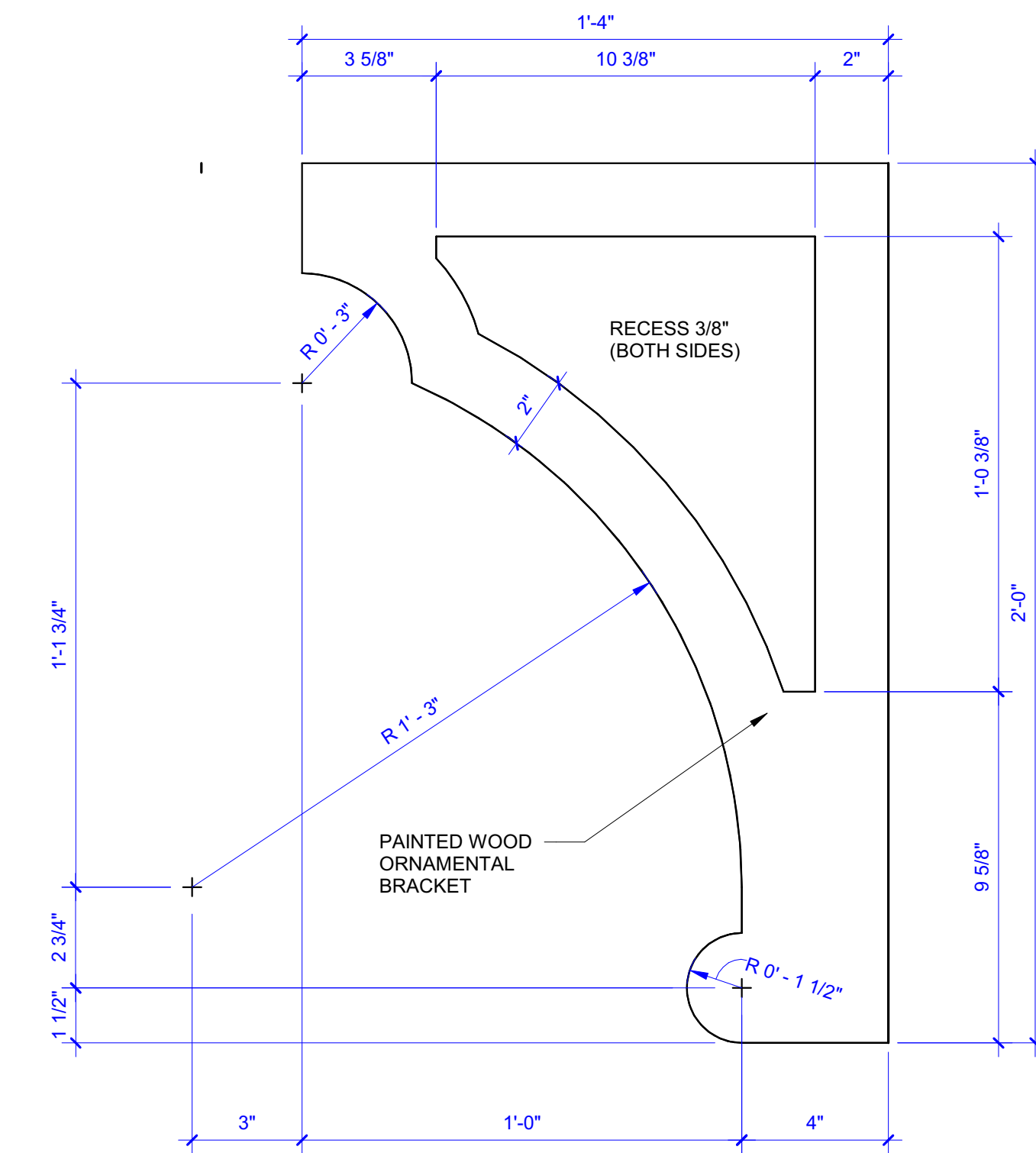
PROJECT NUMBER
2.200440.0

**ACKERMAN
 RESIDENCE**

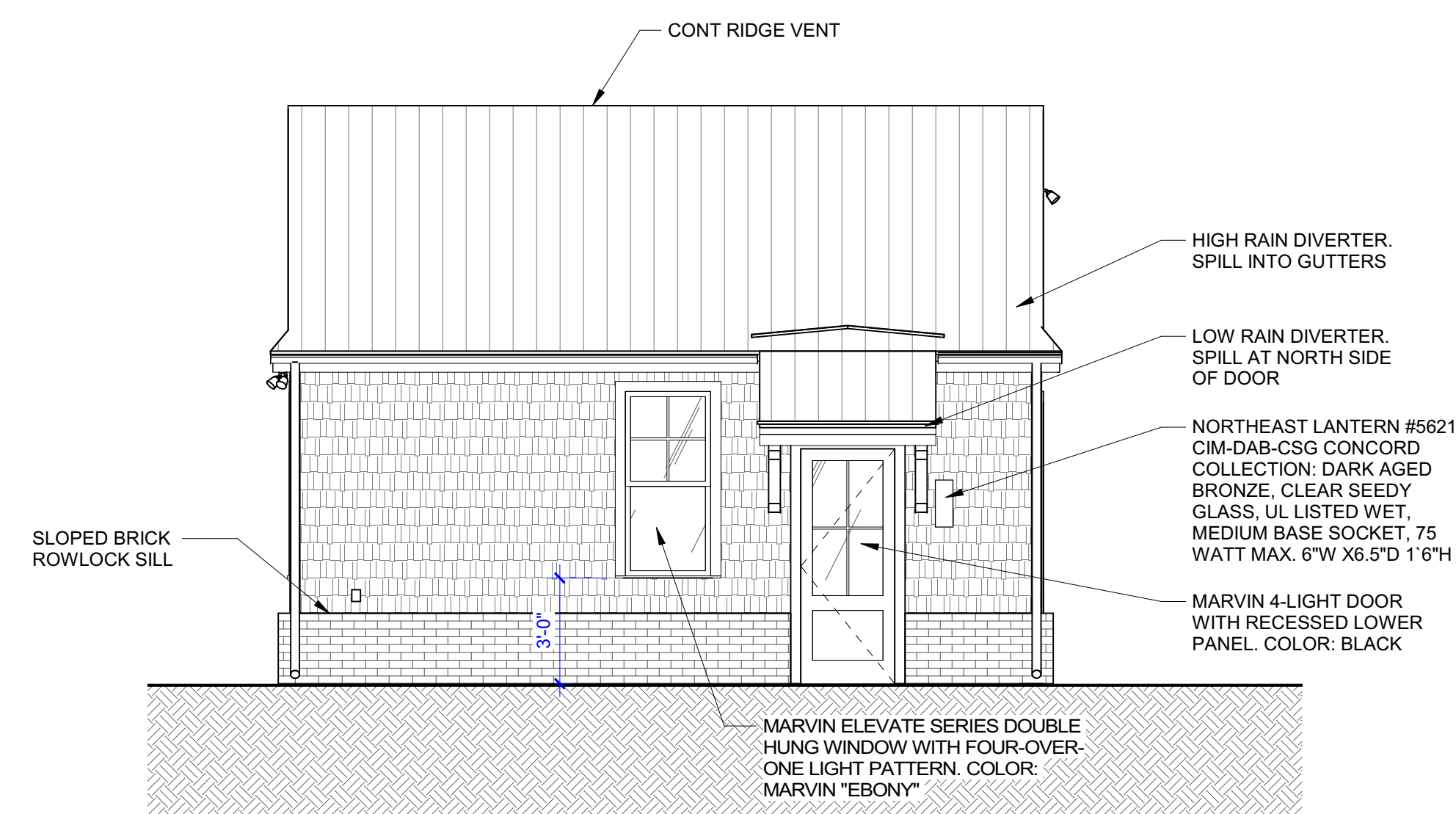
305 S JEFFERSON ST LEXINGTON VA 24450

ISSUE
6/2/2021
 ARB REVIEW

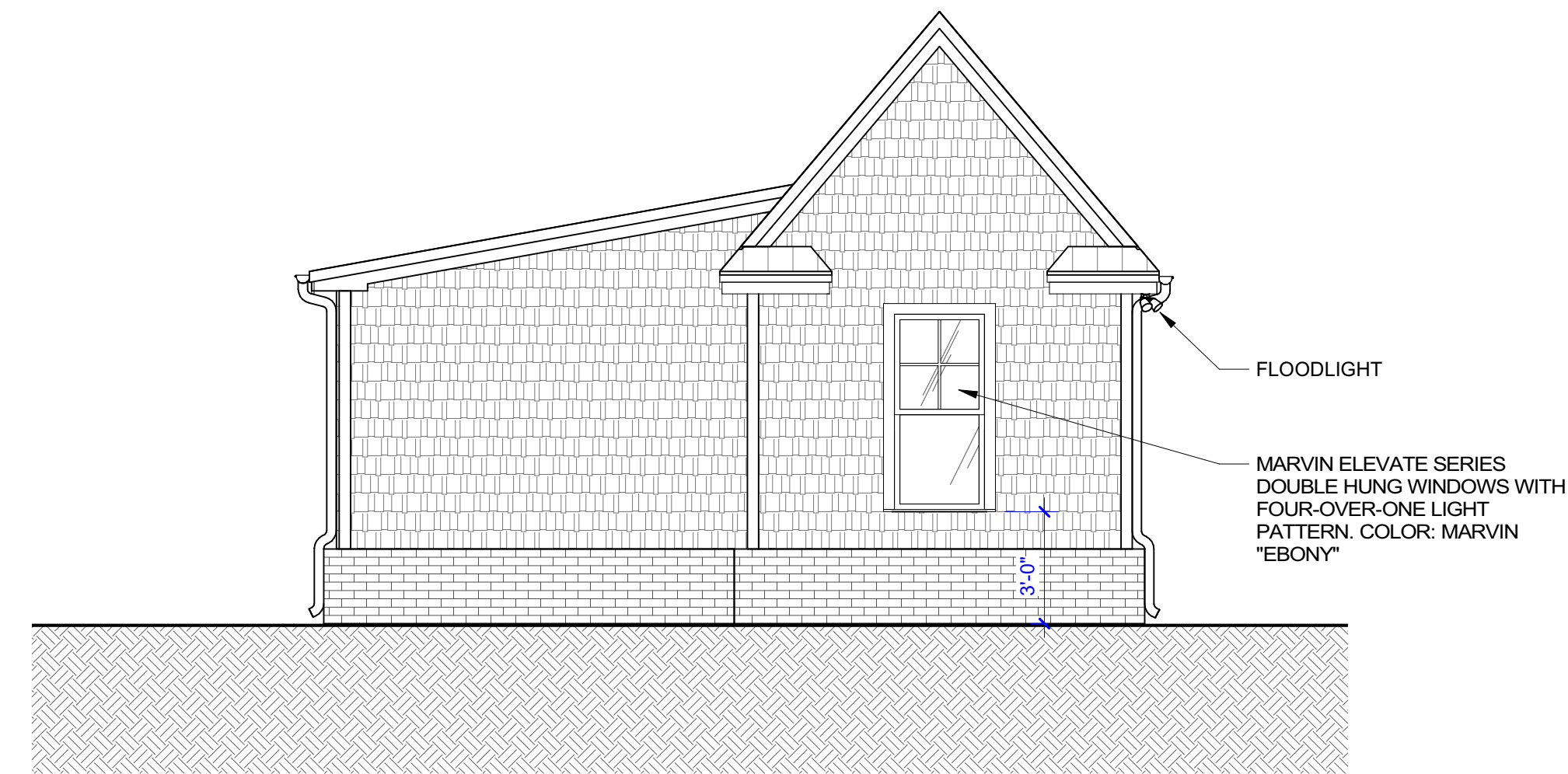
ARCHITECTURAL SITE PLAN
A100



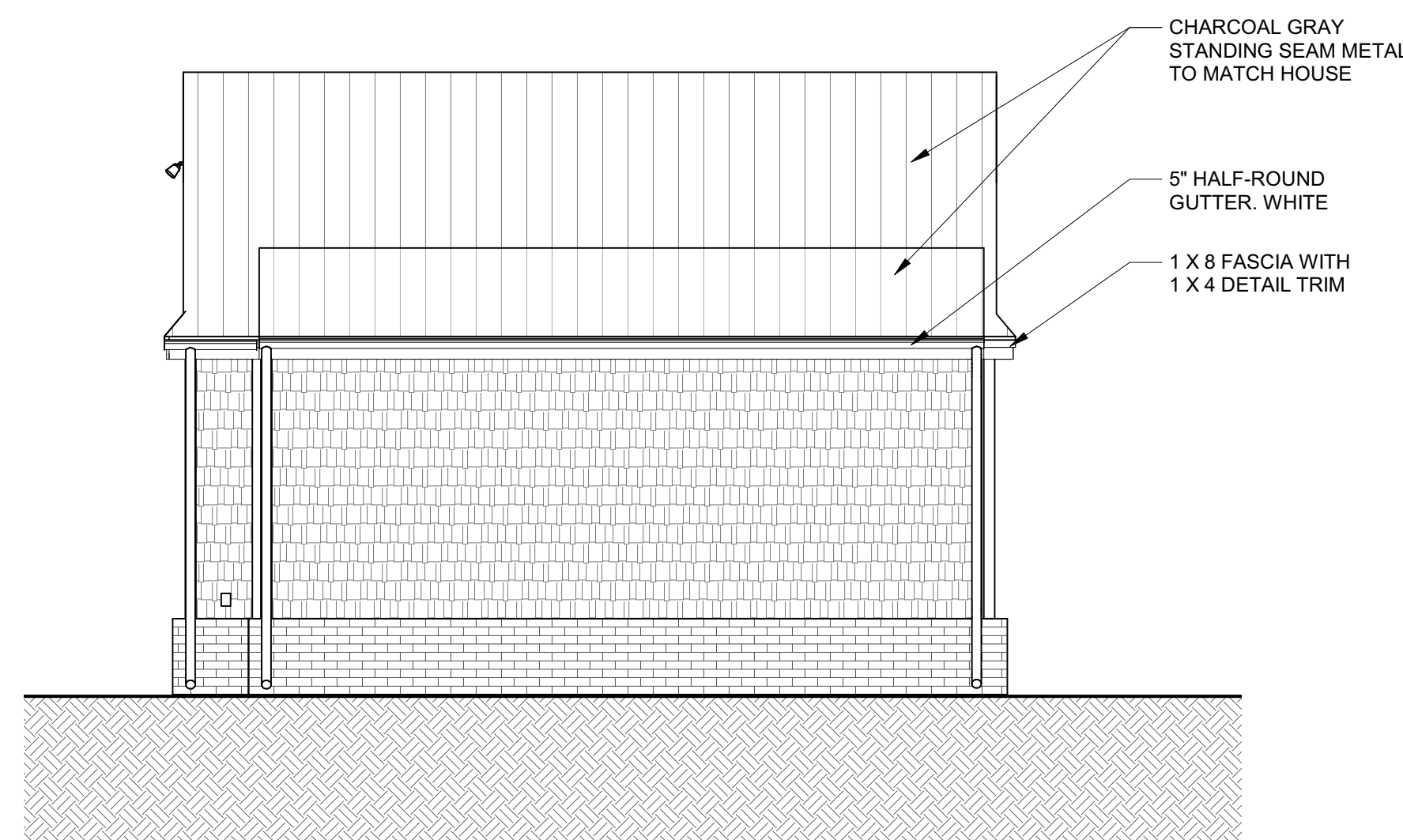
1D BRACKET DETAIL
SCALE: 3"=1'-0" DRAWING REF: A602



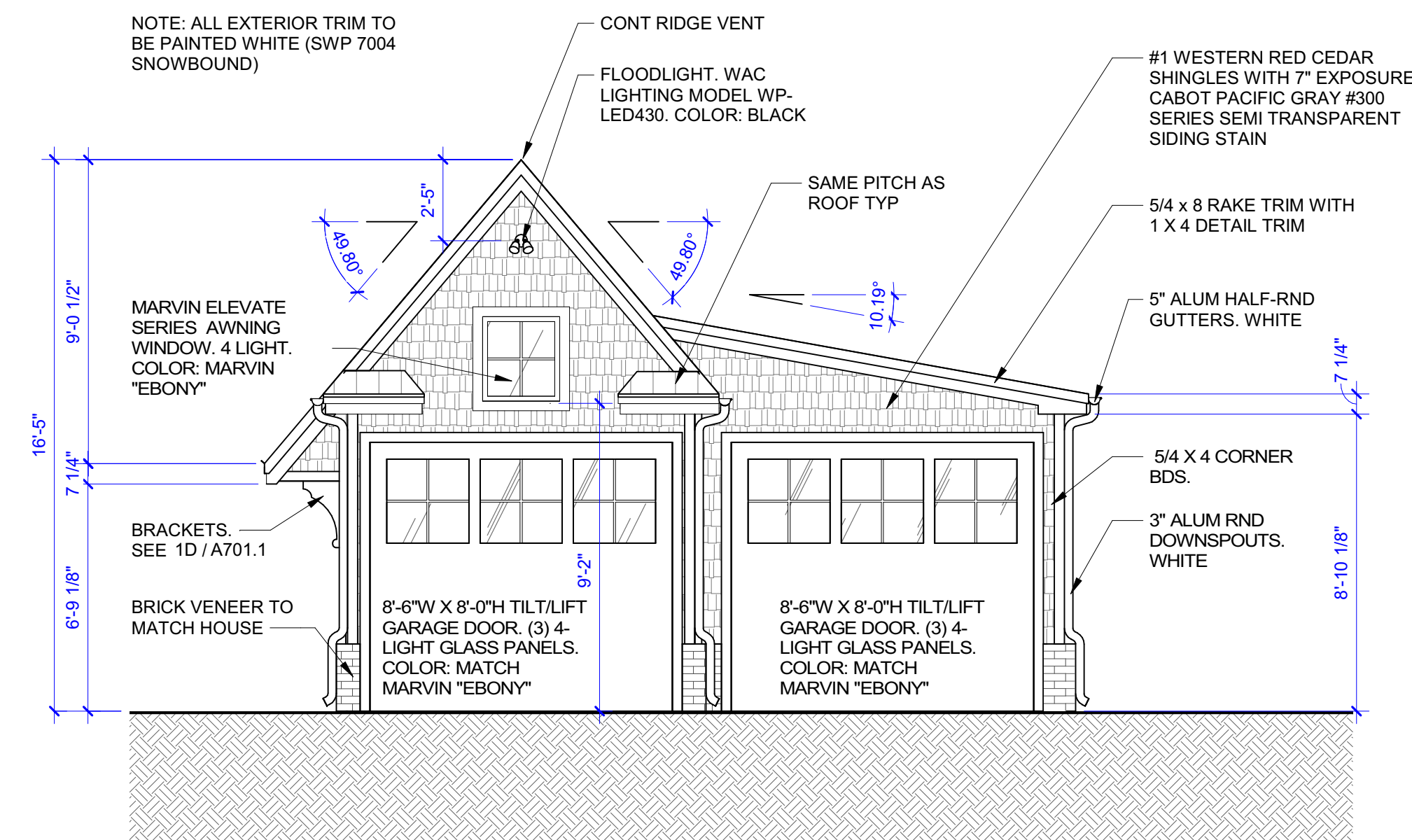
4B GARAGE WEST ELEVATION
SCALE: 1/4"=1'-0" DRAWING REF: A131



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

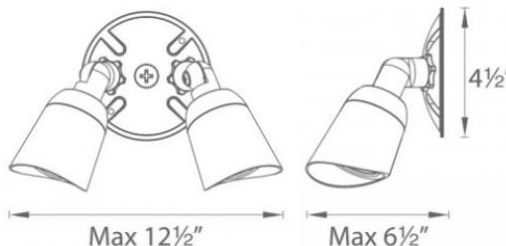


Fixture Type: _____

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

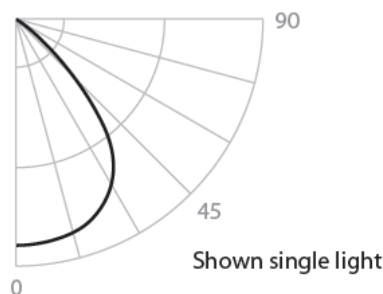
FEATURES

- 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

Live Chat

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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

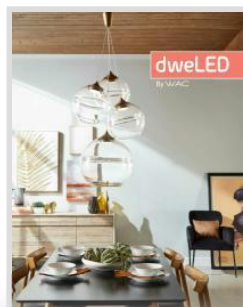
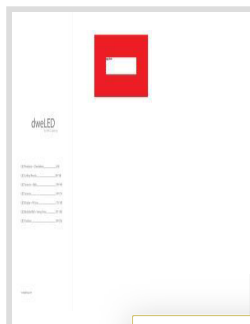
Call For Our Best Price - 866.344.3875

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.



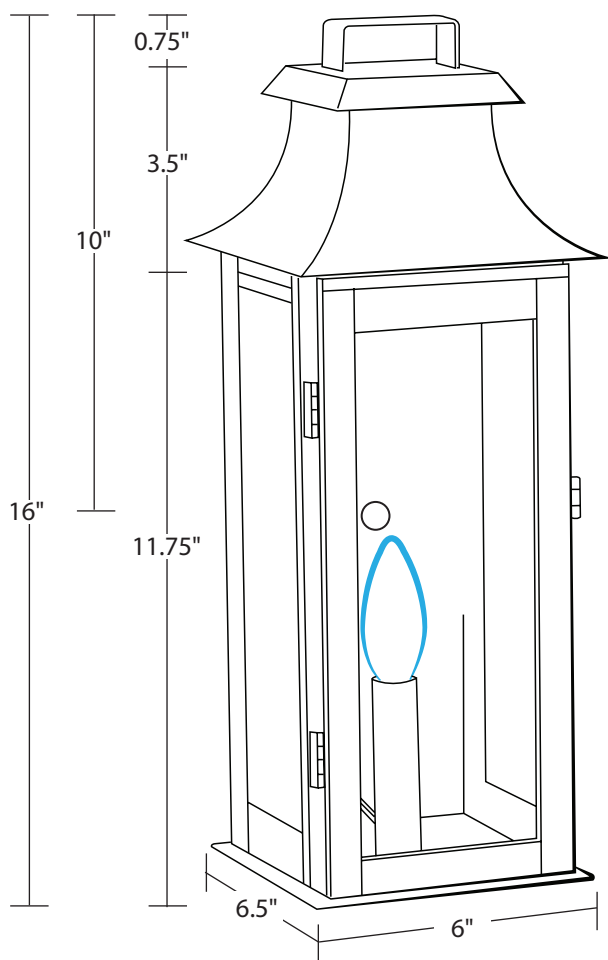
Have a question about this product? Ask us!

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

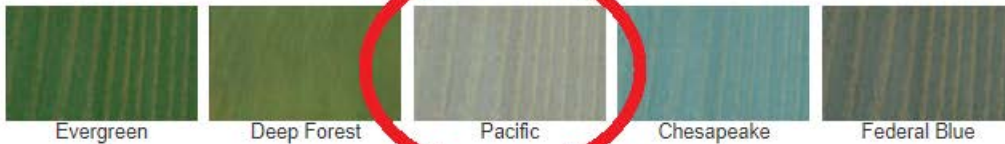
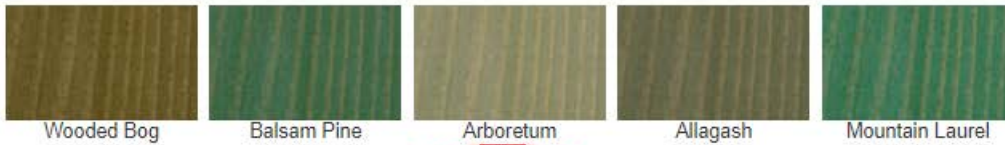


 **OUR PRODUCTS****HOW-TO****PROJECT HELPER****WHERE TO BUY**

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

If you've found this page helpful, you might also like these links

Stain colors for your floor

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](#)

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-19 17 S. Randolph Street Signs**

Project Name	New signage for Body Ease Physical Therapy
Property Location	17 S. Randolph Street
Zoning	C-1 (Commercial District (Central Business) and Historic Downtown Preservation District
Owner/Applicant	Sherry Burner Klein/Robert Miller

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and new wall sign for Body Ease Physical Therapy at 17 S. Randolph Street.

17 S. Randolph Street existing conditions

A doubles-sided, wooden projecting sign is proposed to hang from the existing sign bracket. It will be 6 square feet (3 feet wide and 2 feet high). It is the same sign that was approved when the business was located at 10 S. Randolph Street. The proposed wall sign will be 12 square feet (4 feet wide and 3 feet high) and will be mounted on the plywood to the right of the business entrance, as seen in the above photo. It will be made of a white PVC material with burgundy lettering and graphic. Images of the proposed signs are included in the attached application.

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

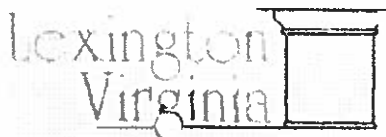
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-8.1, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



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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

SIGN PERMIT APPLICATION

Applicant¹

Name: Robert Miller Phone: 540 290 3055
 Company: Body Ease Physical Therapy Fax: 540 464 5015
 Address: 17 S. Randolph St. Email: bodyeasept@hotmail.com
 Applicant's Signature: [Signature] Date: 3/16/21

Property Owner

Name: Sherry Kledn Phone: 540 460 4346
 Address: 17 S. Randolph St. Email: _____
 Owner's Signature: _____ Date: _____

Sign Contractor

Name: _____ Phone: 886 2114
 Company: Shenandoah Sign Co. Fax: _____
 Address: 220 Frontier Dr Staunton Email: _____

Proposal Information²

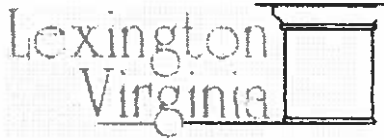
Address (or location description): 17 S. Randolph St.
 Tax Map: 23-1-189 Deed Book and Page #: _____
 Acreage: _____ Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Body Ease Physical Therapy
 Overlay District:

- Historic (requires Architectural Review Board review and approval)
 Entrance Corridor (requires Planning Commission review and approval)
 None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.

*Fees Non Refundable

RECEIVED
6-15-21



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P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Wood	6	3'	2'
Sign 2	PVC	12	4'	3'
Sign 3				

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height _____

Width _____ Height _____

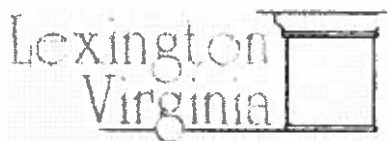
If a projecting sign, clearance from sidewalk: 8 feet

What materials will be used? Wood for existing sign now @ 105. Randolph, PVC for new flat sign against wall

Will the sign be illuminated? Yes No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



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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: \$50 Amount Paid: 750.00 Case Number: HD CoA - 2021 - 19

Date Received: _____ Received By: _____

Staff Review (non-Entrance Corridor or Historic District signs)

Approved

Denied

Comments: _____

Planning and Development Director

Date

Action by Planning Commission (Entrance Corridor Signs)

Approved

Denied

Comments: _____

Chairperson, Planning Commission

Date

Action by Architectural Review Board (Historic District Signs)

Approved

Denied

Comments: _____

Chairperson, Architectural Review Board

Date

3/7/21

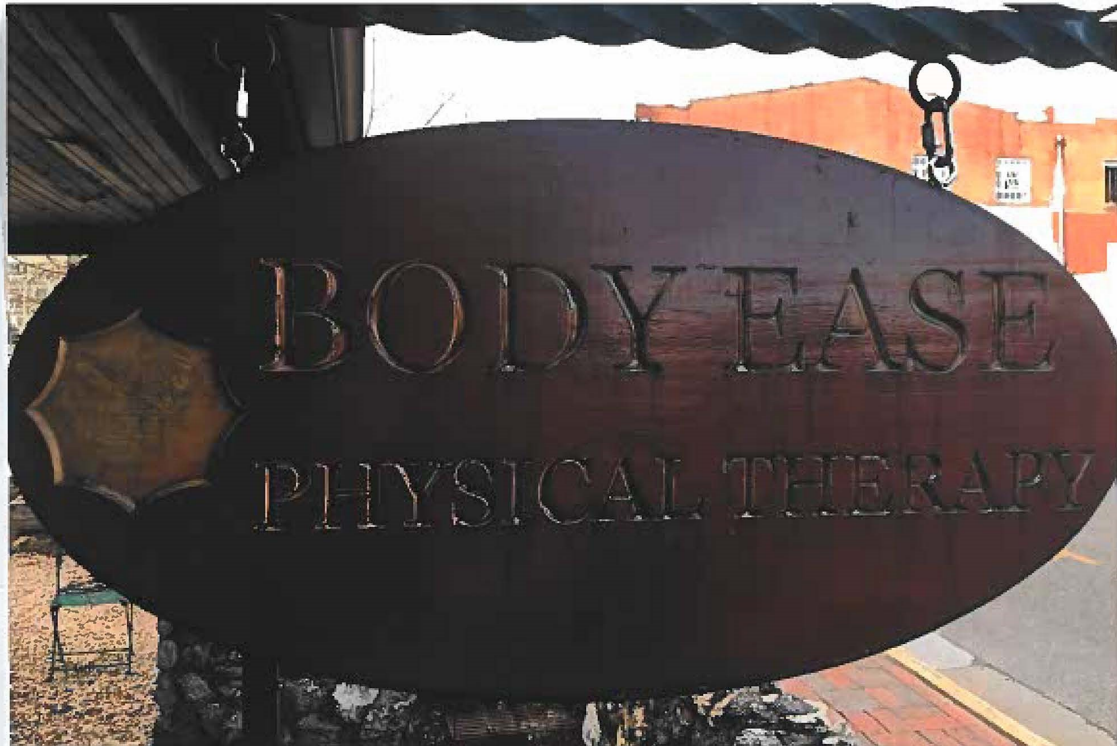
23

We are moving from 10 S Randolph across the street to 17 S Randolph. We currently have a small hanging sign that was approved at 10 S that I would like to move to 17 S. Please see pics of sign & hanging bracket @ new location

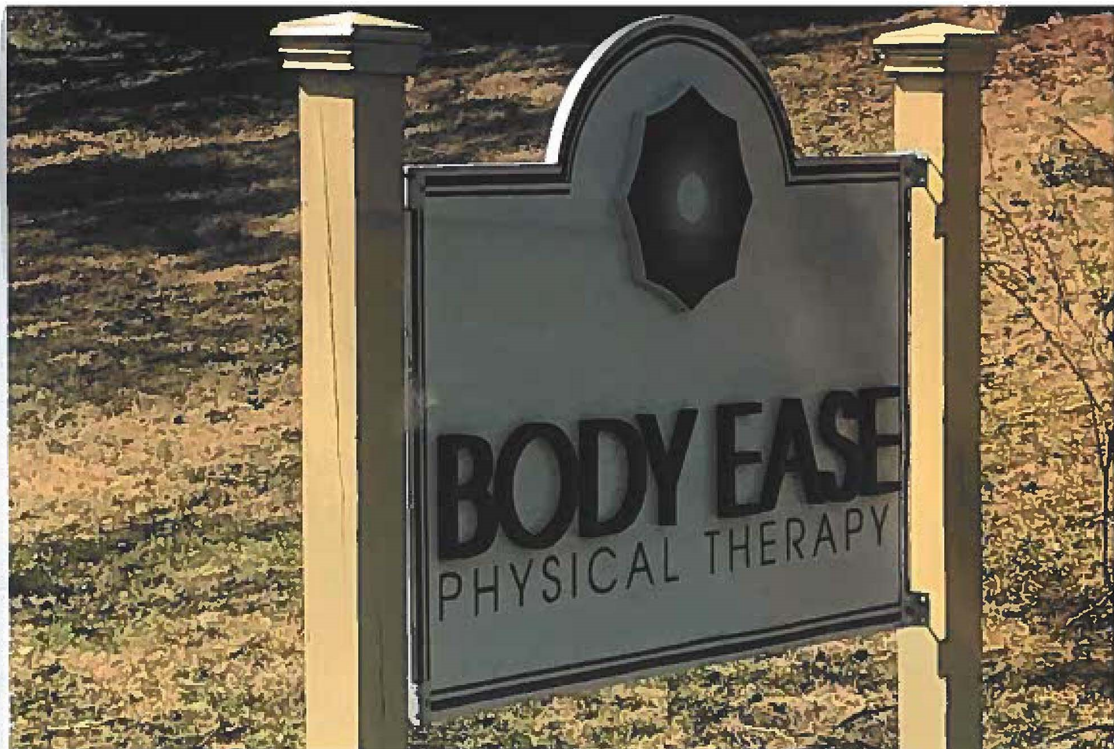
We would also like to have a flat sign on the building that will be new, identical to the one in the pic @ our Stanton location (white w/ burgundy lettering). This is PVC, & to hang on side of building where plywood is now, on right side of building front on the attached picture. Thank you for your consideration

Rob Miller

Body Case PC



Proposed hanging sign



Proposed wall sign

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-20 22 W. Nelson Street Window Signs**

Project Name	Electric Pilates window signs
Property Location	22 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Courtney Cabaniss / 22WN LLC

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for three new window signs for the Electric Pilates business at 22 West Nelson Street.

22 W. Nelson Street existing conditions



Three new window signs are proposed to be applied to the interior surface of the bottoms of the three lower window panes facing Jefferson Street. The proposed signs are gray vinyl with white text in Sofia font, each with a pastel colored lightning bolt graphic. The signs range in size from 1.32 sq. ft. to 1.63 sq. ft. Additional design details can be found in the attached application.

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit

therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of

Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Comment

Staff finds the proposed improvements meet the zoning criteria.



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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

SIGN PERMIT APPLICATION

Applicant 1

Name: Courtney Cabanis / Electric Pilates, LLC Phone: 843.214.4125
Company: Electric Pilates Fax:
Address: 22 W Nelson St Email: lightitup@electricpilates.co
Applicant's Signature: Courtney Cabanis Date: 6.10.21

Property Owner

Name: 22 WN LLC Phone: (540) 464-4832
Address: 195 WALKER ST. LEXINGTON VA Email: smirent@rockbridge.net
Owner's Signature: M. P. Adams, PRESIDENT Date: 6/10/21

Sign Contractor

Name: Donelle D Witt Phone: 540 460 2045
Company: DDOG&T, LLC Fax:
Address: 94 Little House Ln, Lex Email: donelle888@mac.com

Proposal Information 2

Address (or location description): 22 W. Nelson, Lex
Tax Map: Deed Book and Page #:
Acreage: Zoning (attach any existing conditions or proffers):
Property Doing Business As:

Overlay District:

- Historic (requires Architectural Review Board review and approval)
Entrance Corridor (requires Planning Commission review and approval)
None (requires Planning and Development Department review and approval only)

- 1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Vinyl on glass</u>	<u>1.375</u> □	<u>24"</u>	<u>8.25</u>
Sign 2	<u> </u>	<u>1.32</u> □	<u>23"</u>	<u>8.25</u>
Sign 3	<u> </u>	<u>1.63</u> □	<u>28.5"</u>	<u>8.25</u>

①
②
③

Street Frontage (width) of business space in feet _____

(see previous)

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height _____

Width _____ Height _____

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? _____

Will the sign be illuminated? Yes No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

① turn ⚡ on
② tune ⚡ in
③ drop ⚡ out

JOFIA FONT

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-21 36 N. Main Street Exterior Improvements**

Project Name	alteration/improvement to the cupola of the Troubadour Building
Property Location	36 N. Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Troubadour, LLC / H. E. Ravenhorst

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for the alteration of the cupola on the Troubadour Building located at 36 North Main Street.

36 N. Main Street existing conditions (east side of building)



36 N. Main Street existing conditions (north side of building)



36 N. Main Street existing conditions (northwest corner of building)



**Lexington, VA Historic Downtown Preservation District COA
COA 2021-21 36 N. Main Street Exterior Improvements**

The applicant proposes covering the cupola with white prefinished PVC louvered shutters, fitted to the existing openings and painting the remainder of the cupola Sherwin Williams “Morning Sun” to match the rest of the building.

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. 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 necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



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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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: H. E. Ravenhorst Phone: 540.463.3205

Company: H. E. Ravenhorst, AIA Fax: _____

Address: PO Box 904, Lexington, VA 24450 Email: ravnhrst@rockbridge.net

Applicant's Signature: *H. E. Ravenhorst* Date: 6.17.21

Property Owner

Name: Troubadour, LLC Phone: 540.463.1700

Address: 36 N. MAIN STREET
PO Box 905, Lexington, VA 24450 Email: everettgilbert@hotmail.com

Owner's Signature: *C. Everett Gilbert* Date: 6-15-21

Architect/Designer

Name: H. E. Ravenhorst, AIA Phone: 540.463.3205

Company: H. E. Ravenhorst, AIA Fax: _____

Address: PO Box 904, Lexington, VA 24450 Email: ravnhrst@rockbridge.net

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.



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

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

Address (or location description): 36 North Main (corner of Main and Henry)

Tax Map: 16 1 62 Deed Book and Page #: _____

Acreage: 0.2 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Encore Salon

Historical Name of Building: Troubadour Building

Approximate Age of Building: 1853, 1910, 1968 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 colors (including paint chips and/or color codes)

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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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

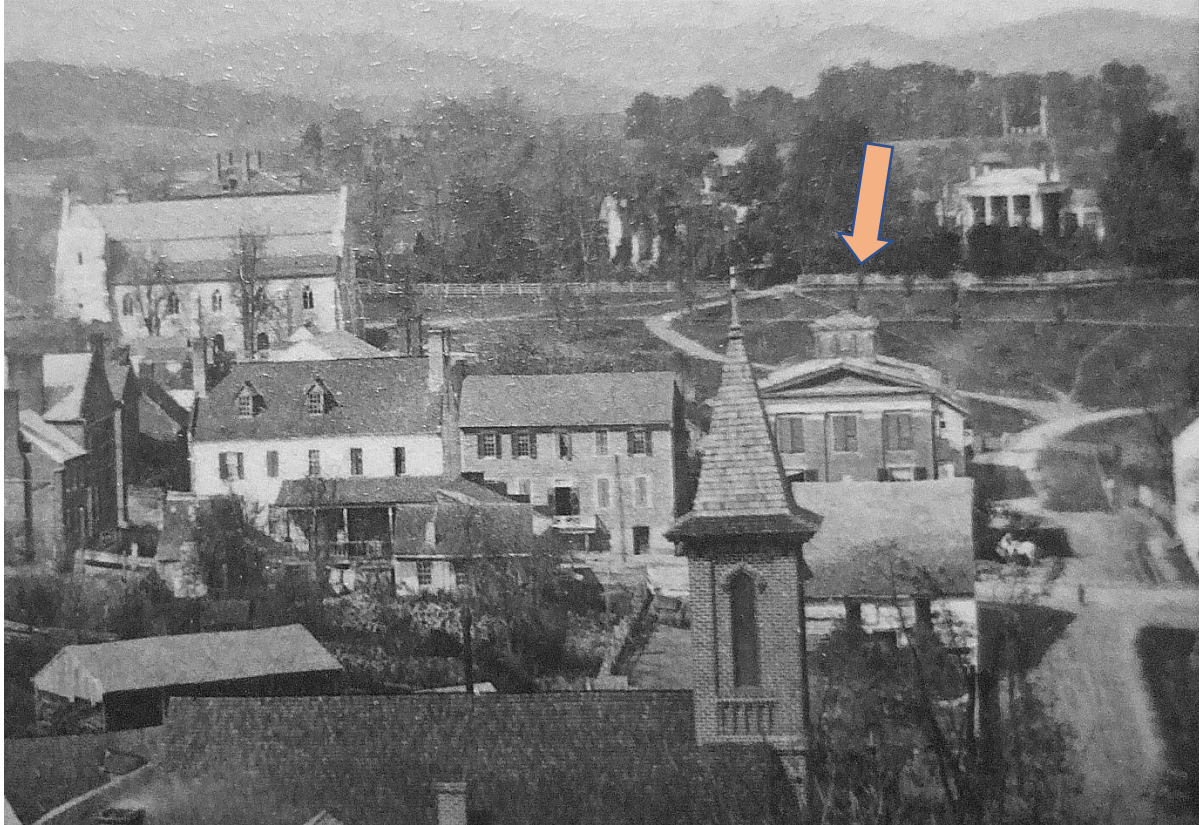
[] Denied

Comments: _____

Chairperson, Architectural Review Board _____ Date _____

Proposed Treatment of Cupola: Troubadour Building

The cupola at the Troubadour Building was part of the original Oddfellows Lodge (c. 1856), used then for ventilation and cooling.



UNDATED MILEY PHOTO FROM EAST (PROBABLY FROM BLANDOME)

At some point the cupola was completely covered with sheet metal on the exterior and hidden behind a plaster ceiling on the interior. It remained in that state throughout the 20th century.



TROUBADOUR BUILDING c. 1940's

Proposed Treatment of Cupola: Troubadour Building

As part of the major rehabilitation of the Troubadour Building in 2010, the cupola was exposed, revealing that the original components were still present, including wood louvers at the top and a large operable hinged glass-paneled damper at mid-level.



SECTIONAL DRAWING OF CUPOLA



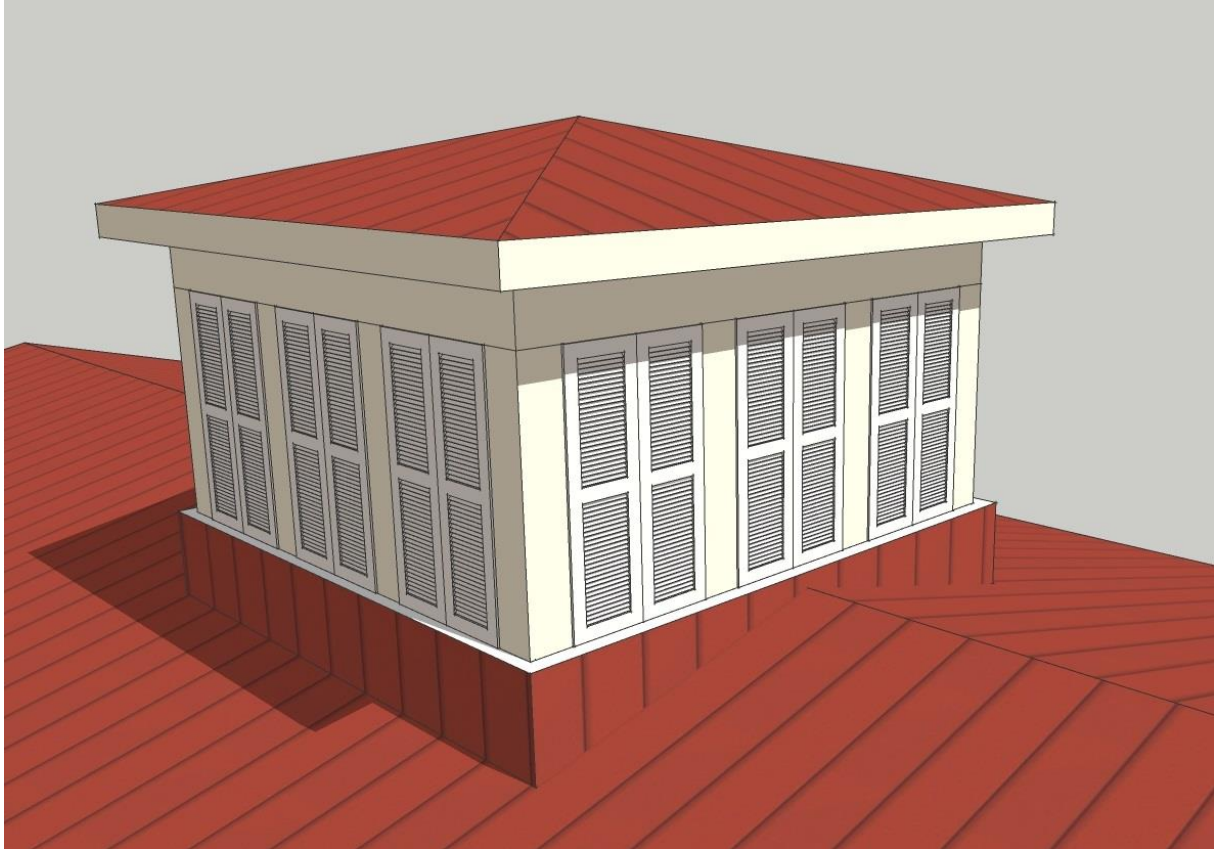
EXTERIOR EXPOSED DURING 2010 PROJECT

At the completion of the rehabilitation project, the interior of the cupola was left visible to view from the upstairs apartment, but no practical way of exposing the louvers from the exterior could be devised without compromising the building's thermal envelope. The louvers were left in place and carefully covered with a protective plywood layer. The appearance was slightly more attractive than the sheet metal covering from the previous decades, because the individual sash spaces (3 per side) were now marginally delineated, but it was far from ideal.



EXTERIOR APPEARANCE OF CUPOLA 2010 - PRESENT

Proposed Treatment of Cupola: Troubadour Building



The building owner would like to cover the enclosure in a more decorative fashion while keeping the original features encapsulated, with the hope that a future owner might somehow be able to resuscitate the cupola. Because the feature is inaccessible and distant from ground level, the owner would prefer to use a maintenance free material for the new work; his selection is white prefinished PVC louvered shutters, sized to fit within the existing openings. The remainder of the cupola would be painted Sherwin Williams “Morning Sun” to match the main building.



VIEWS FROM MAIN STREET: EXISTING AND PROPOSED