



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, January 7, 2021 at 4:30 P.M.
Distance Meeting held though ZOOM, Lexington City Hall,
300 E. Washington Street, Lexington, VA

AGENDA

- 1. CALL TO ORDER
 - A. statement of emergency and authority to proceed
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES:
 - A. December 17, 2020 Minutes*
- 4. NEW BUSINESS:
 - A. COA 2021-01: an application by Rebecca Logan with Main Street Lexington for a Certificate of Appropriateness to approve improvements to Triangle Park at North Main and Jefferson Streets, Tax Map # n/a, owned by the City of Lexington.**
 - 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, December 17, 2020 – 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
J. Goyette
A. Bartenstein
B. Crawford, Alternate

City Staff:

Arne Glaeser, Planning Director
Bonnie Tombarge, Administrative Assistant

CALL TO ORDER

A. Glaeser called the meeting to order at 4:30 p.m. He opened with a statement saying that the 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:

Agenda was approved unanimously with the addition of a discussion on the Annual Report (R. LeBlanc/J. Goyette).

MINUTES:

Meeting minutes from December 3, 2020 were approved unanimously (R. LeBlanc/A. Bartenstein).

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2020-26: an application by Reverend McKinley A. Williams for a Certificate of Appropriateness to approve screening of mechanical units at 103 N. Main Street, Tax Map #17-1-28, owned by First Baptist Church

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for the installation of fencing around all of the mechanical units for the First Baptist Church. Zoning regulations require new mechanical units to be screened and the applicant requests approval for the installation of fencing to shield the mechanical units so they are not visible from a public way. It will be a wooden fence made of Appearance Grade Plus and Top Choice Treated lumber and installed with galvanized screws. The fence will be painted in the color Burnt Caramel (2010-6 Valspar).
- 2) Applicant Statement – Reverend A. Williams – C. Alexander asked why that color

was chosen. Rev. Williams said it matched the brick of the church as well as the boiler room.

- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. R. LeBlanc seconded.** A. Bartenstein said that using a grey instead of the Burnt Caramel color might make it less busy. C. Alexander said that she would prefer a color for the screening that would blend more than the suggested color would. R. LeBlanc said that she felt the color was less important as the mechanical units are below the street level. There was a query if the requirement for screening could be waived, and A. Glaeser said that would require an application to the Board of Zoning Appeals, and so was not the optimum solution. A. Glaeser asked Rev. Williams if all the mechanical units are new. Rev. Williams said that units on the south side of the church are new and require the screening, but the church would like to screen all of them for consistency. **The motion was withdrawn. R. LeBlanc moved to approve the wooden screening structures. E. Teaff seconded and the motion was passed unanimously (5/0). The ARB requested Rev. Williams come up with an alternate color to more closely blend in with the color of the units or the stone wall, and they would like to waive the fee for his next meeting.**

OTHER BUSINESS:

Annual Report for City Council – A. Glaeser said this is a draft of the report to give the Board and Chair something to work with. R. LeBlanc said that this is a good opportunity to speak to other boards or to City Council if there is a larger project that ARB would like to work on. She said she has emphasized certain things in the past such as working with the schools in the institutional districts to help them keep with the feel of the historical parts of Lexington. She also liked to emphasize working with the local businesses so the Board does not seem like it is trying to restrict business. R. LeBlanc said she would want to encourage residents to read the new guidelines, especially people living in the historic districts, as that could help them learn more about the rich historic context of the city. J. Goyette said it could be better to not provide plans for the next year, but she did want to encourage residents to read through the new guidelines. A. Bartenstein suggested mentioning that the Board work to conform to the new Comprehensive Plan. C. Alexander said that it could be mentioned as a resource for the Board to use.

A. Bartenstein requested the board consider removing the term recommend from the staff findings in applications to the ARB. He said the term could confuse applicants as to why the board is saying no if the City has recommended approval. A. Glaeser said that he is happy to change the verbiage of the recommendation. The important thing is to have a statement that the zoning criteria has been met. R. LeBlanc said that she would like to keep a statement about the zoning criteria as it is important to her decision-making on the board. J. Goyette asked what the pre-application meeting consists of, and if there is a description of what the Board does. A. Glaeser said that it does not always cover that, as often it is figuring out what the applicant wants to do, and if that meets the zoning requirements. J. Goyette asked if clarifying the process would be helpful. R. LeBlanc said she did not think that would be necessary as she has not experienced applicants being confused about what the process is.

A.Bartenstein asked if the design Main Street Lexington came up with for the North entrance to town should come before the ARB. He said it has been approved by the Director of Public Works from an engineering perspective. A. Glaeser said that if it was more than plantings, he would recommend that they come before the ARB.

ADJOURN:

The meeting adjourned unanimously at 5:30 p.m. (J. Goyette/A. Bartenstein).

C. Alexander, Chair Architectural Review Board

Project Name	Triangle Park improvements
Property Location	N. Main & Jefferson Streets
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	rights of way are City owned

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for the hardscape improvements to Triangle Park also known as the “Split.”

Triangle Park (north along N. Main Street)



Triangle Park (south along N. Main Street)



Included in the Lexington Downtown Enhancement Plan is a project to improve the gateway at the “Split” and this area is listed as a real opportunity spot for a gateway feature and improved pedestrian amenities. The area in the middle of the two roads is specifically mentioned as an ideal place for public art. The “Split” is also referred to as Triangle Park.

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):

Staff Report

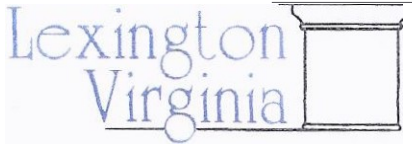
**Lexington, VA Historic Downtown Preservation District COA
COA 2021-01 Triangle Park at N. Main & Jefferson Streets**

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 Comment

Staff finds the proposed improvements to Triangle Park are not in conflict with the zoning ordinance.



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: Rebecca Logan Phone: 540-319-4181

Company: Main Street Lexington Fax: _____

Address: PO Box 295, 101 S. Main St., Lexington Email: rlogan@mainstreetlexington.org

Applicant's Signature: _____ Date: _____

Property Owner

Name: City of Lexington Phone: _____

Address: _____ Email: _____

Owner's Signature: _____ Date: _____

Architect/Designer

Name: Arthur Bartenstein Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

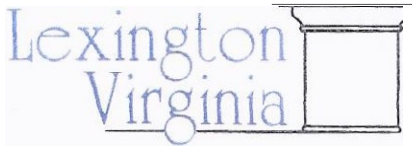
Administration

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



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

Address (or location description): Triangle Park, N. Main and Jefferson Streets

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: _____

Historical Name of Building: _____

Approximate Age of Building: _____ 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:

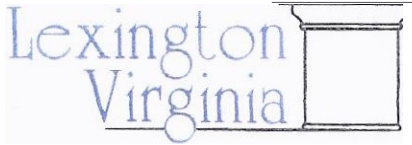
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal,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



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

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

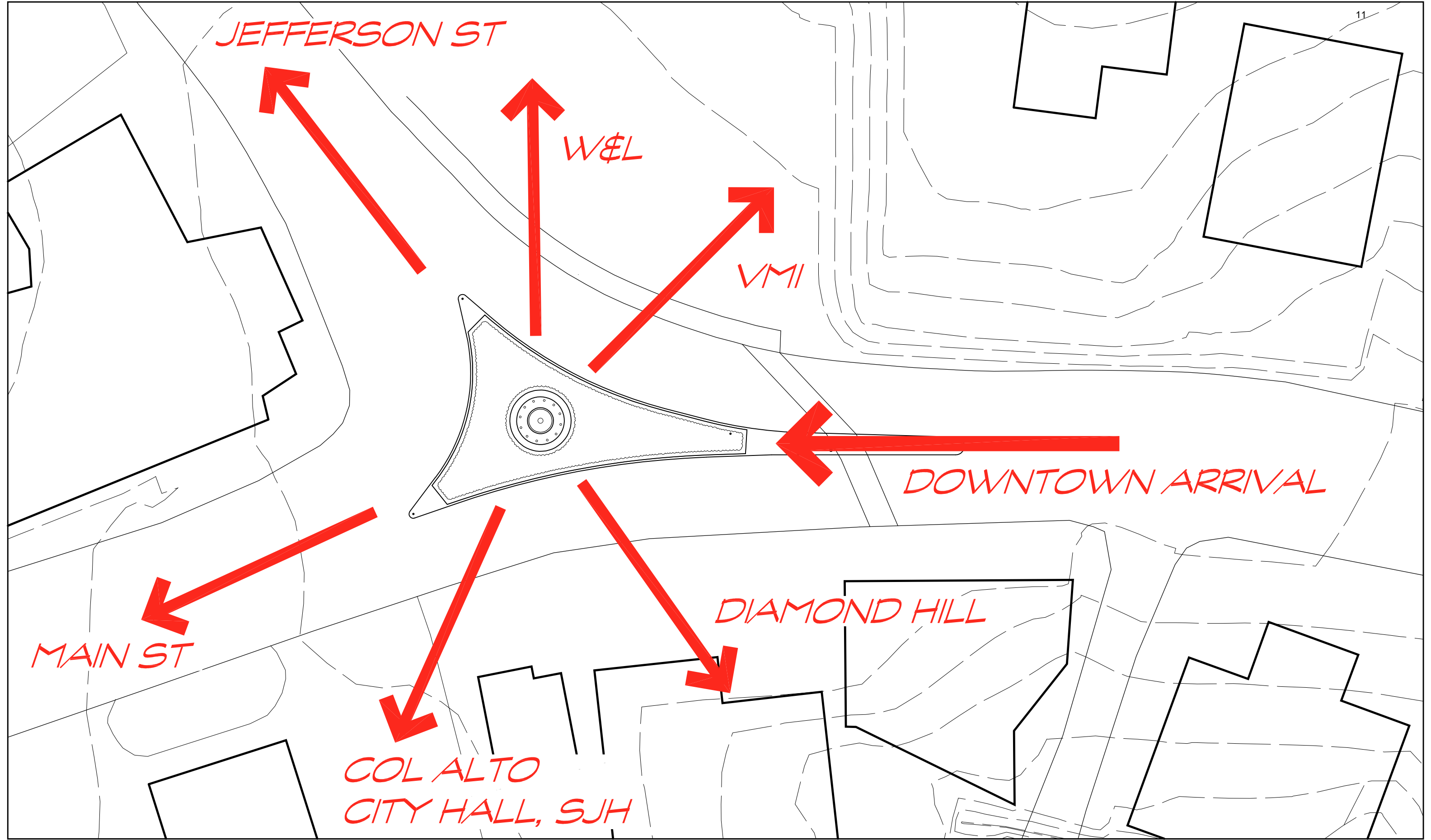
Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board

Date



JEFFERSON ST

W&L

VMI

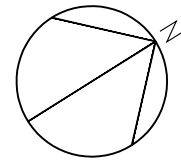
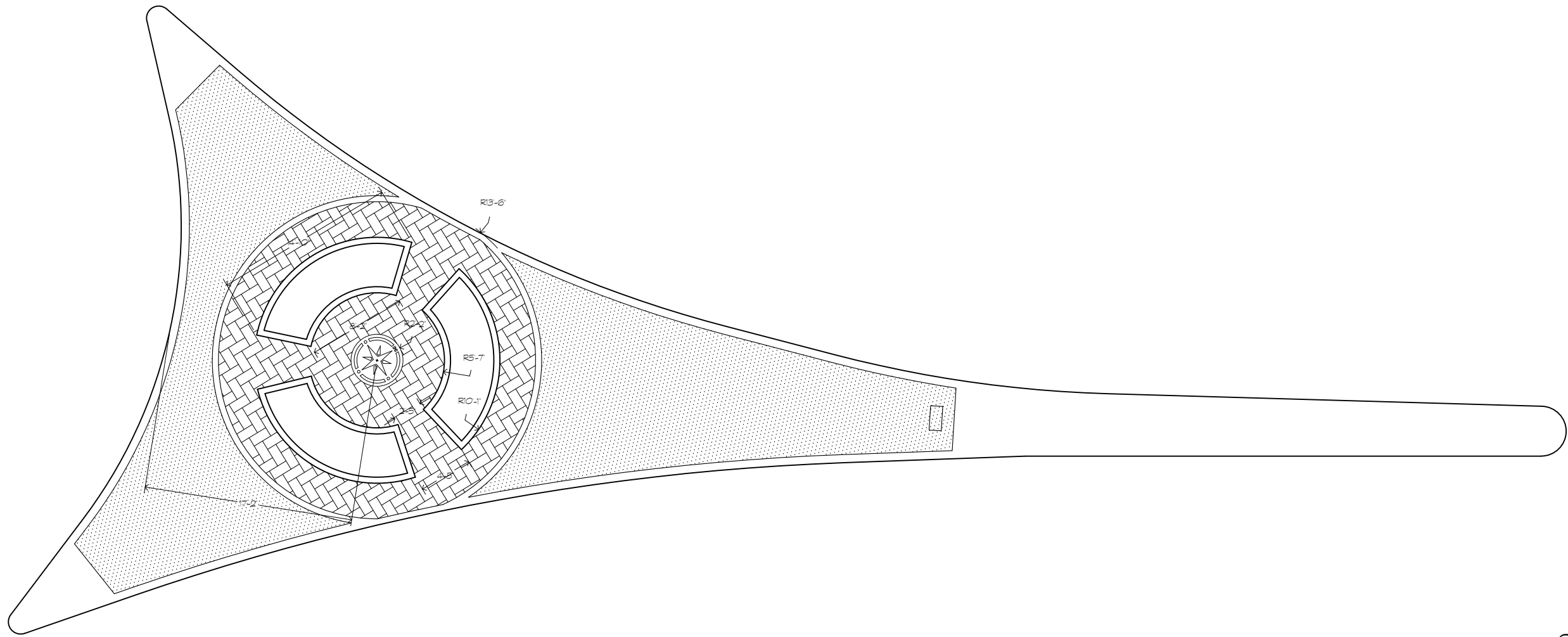
DOWNTOWN ARRIVAL

MAIN ST

DIAMOND HILL

*COL ALTO
CITY HALL, SJH*





Scale: 1" = 10' 0"

Gateway Triangle

Lexington, Virginia

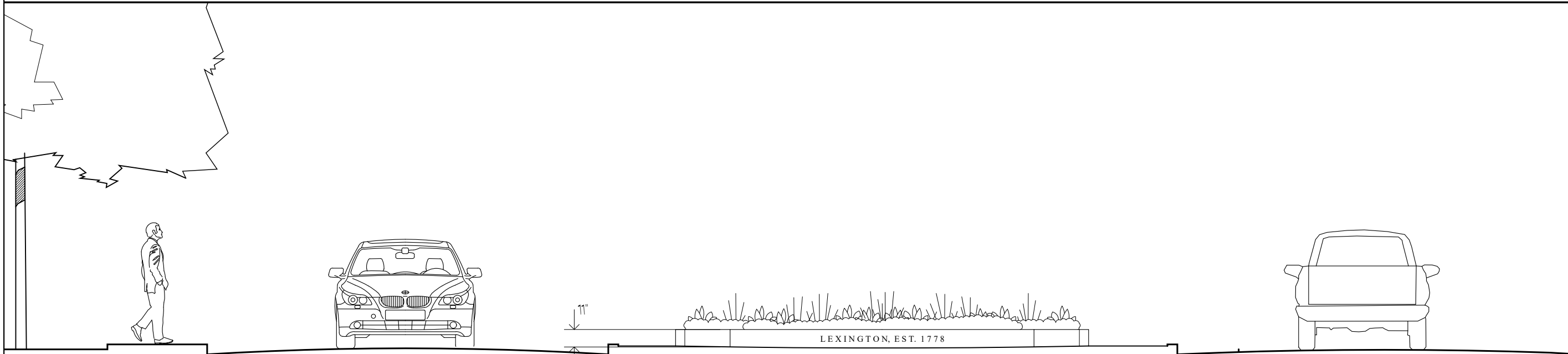
DATE:
11/26/2019

REVISION:
2/28/2020
12/09/2020

DRAWN BY: AM CHECKED BY: AB

DRAWING TITLE:

Concept Plan



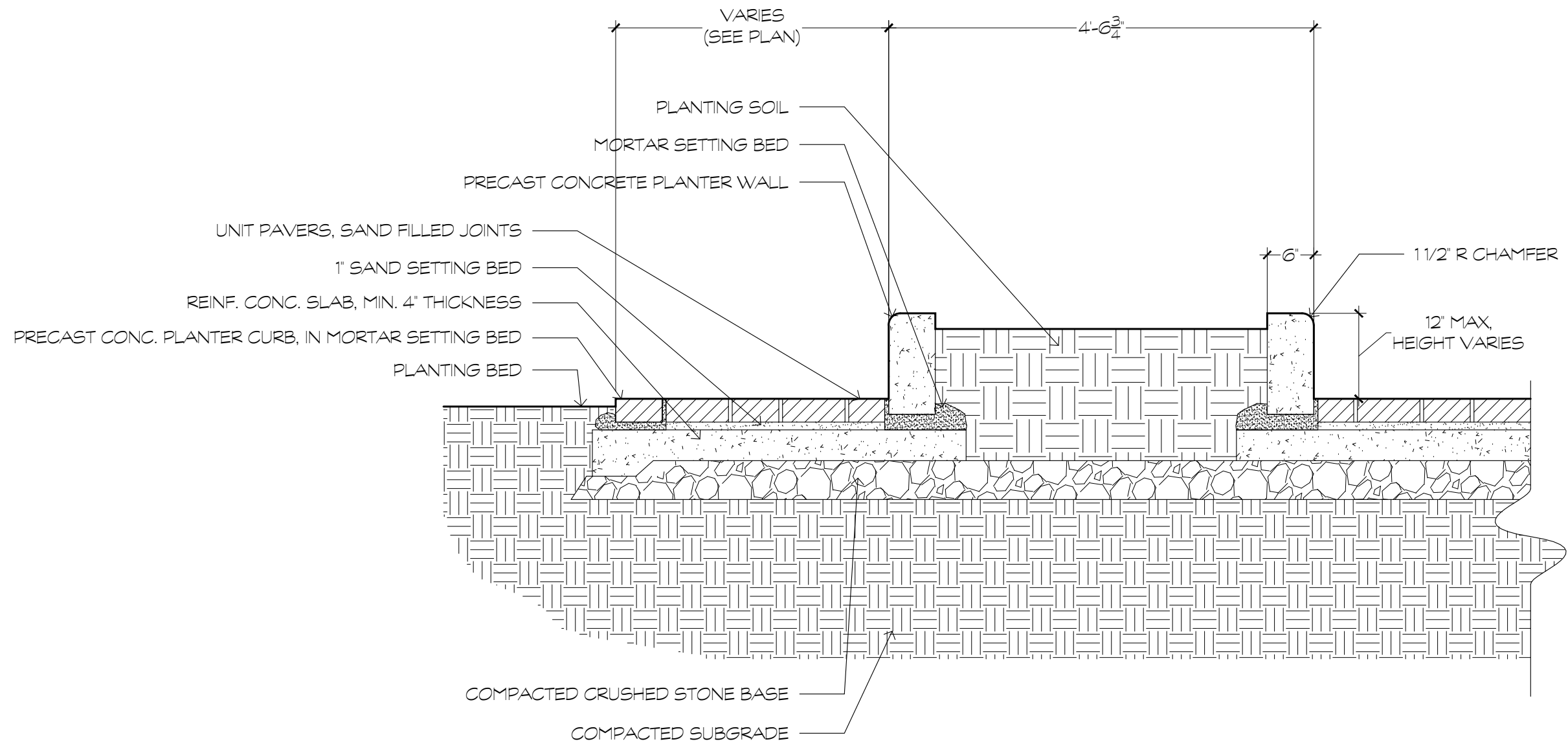
W&L

Jefferson Street

Raised Planting Beds

North Main Street

Scale: 3/16" = 1' 0"



Gateway Triangle

Lexington, Virginia

DATE:
12/11/2020

REVISION:

DRAWN BY: AM	CHECKED BY: AB
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DRAWING TITLE:

Detail

Scale: 3/4" = 1' 0"



Healing
Therapies
LLC



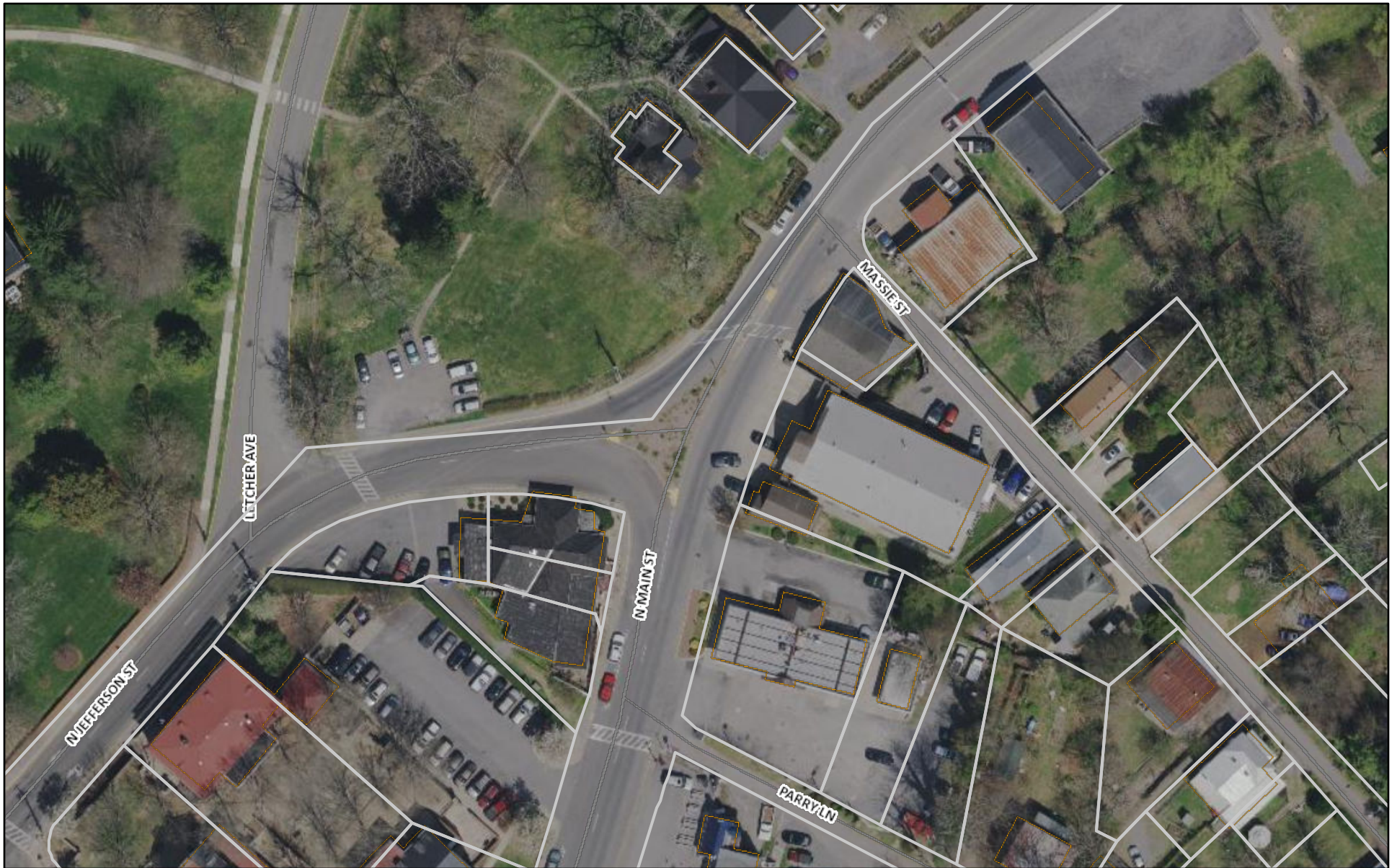


SOUTH/NORTH
100

BE A VOTER
2024

of
60





December 31, 2020

