



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, January 21, 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. January 7, 2021 Minutes*
- 4. NEW BUSINESS:
 - A. COA 2021-01: an application by Deborah Pollard for a Certificate of Appropriateness for improvements to 5 Jordan Street, Tax Map # 22-12-1, owned by Deborah Pollard.**
 - 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, January 7, 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
J. Goyette
A. Bartenstein
C. Honsinger, Alternate A
B. Crawford, Alternate B

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 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 review of the revised annual report (R. LeBlanc/E. Teaff).

MINUTES:

Meeting minutes from December 17, 2020 were approved unanimously (J. Goyette/R. LeBlanc).

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

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) A. Bartenstein recused himself from voting on this application as he is on the Main Street Lexington Design Board. C. Honsinger was invited to vote on this application in his place.
 - 2) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for the hardscape improvements to Triangle Park also known as the "Split." 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.

- 3) Applicant Statement – Rebecca Logan – Main Street Lexington – gave a presentation covering the design of the park. At this point, the suggested materials used were concrete for planters and brick for the central area with a compass in the center. The planters would have lettering saying “Lexington Est. 1778”. Mrs. Logan also said there were some ideas to have some flower bulbs and sedum for plantings, and the larger plantings would most likely change seasonally. C. Honsinger expressed concern that this would invite pedestrians to take a potentially unsafe route to cross N. Main and N. Jefferson Streets at this point. C. Alexander said she had lived in that area previously, and never saw anyone in that triangle unless they were doing plantings. She did not think this would encourage more crossings in that area. R. LeBlanc asked about the total height of the planters as she feared there could be some visibility problems for bicyclists. Mrs. Logan said that the whole area would be more level, and that there should not be more than a total rise of two feet for the planters. She said they have not determined what will go in the planters, but they are very mindful of visibility with this area. J. Goyette asked for more clarity on where the lettering would be. Mrs. Logan said it would be facing incoming traffic from the north. A. Bartenstein said it was designed to be on access to approach. He also said the height of the planters will drop towards the southern end of the triangle. C. Honsinger asked about plantings as he thought he saw tall bushes in the presentation photos. A. Bartenstein said it would be flowering annuals and would be changes seasonally. R. LeBlanc also said that the ground cover would be sedum which is a low level plant.
- 4) Public Comment – None
- 5) Board Discussion & Decision – **R. LeBlanc moved to approve the concept of the plan for the park, and to waive fees for future applications for this project as details get decided.** J. Goyette queried why not approve the project as a whole. R. LeBlanc said she would like to review the colors and materials once those details are getting settled on. Mrs. Logan and A. Bartenstein said that is all Main Street Lexington was looking for at the moment, so they could move forward selecting materials comfortably. **C. Honsinger seconded and the motion passed unanimously (5/0)**

OTHER BUSINESS:

Annual Report – There was a preference to use the word incorporated when referencing the design guidelines with the implementation with the Comprehensive Plan. There were no other changes and the Board approved the report.

ADJOURN:

The meeting adjourned unanimously at 5:15 p.m. (J. Goyetter/R. LeBlanc).

C. Alexander, Chair Architectural Review Board

Project Name	New carport for Deborah M. Pollard
Property Location	5 Jordan Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Deborah M. Pollard/Deborah M. Pollard

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for a new carport at 5 Jordan Street. The carport is proposed to be located in the rear yard with access from Colonial Lane.

5 Jordan Street existing conditions



Location map



The carport will be a concrete slab base with columns. The columns will have brick bases and wooden tops. There will be a small storage room with painted wooden siding. The roof will be peaked and shingled to match the house, which has grey shingles. The columns and siding will be painted to match the house. The carport will be 27 feet long and 12 feet 11 inches wide.

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 Comment

Our review finds the proposed project meets 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: Deborah M. Pollard Phone: 703-919-1386

Company: _____ Fax: _____

Address: 5 Jordan St., Lexington Email: pollarddlm@gmail.com

Applicant's Signature: Deborah M. Pollard Date: 12-30-2020

Property Owner

Name: Deborah M. Pollard Phone: (703) 919-1386

Address: 5 Jordan St., Lexington Email: pollarddlm@gmail.com

Owner's Signature: Deborah M. Pollard Date: 12-30-2020

Architect/Designer

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

Company: _____ 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.

*Fees Non Refundable



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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): 5 Jordan St.

Tax Map: 22-12-1 Deed Book and Page #: 160000380

Acreage: 0.220 Zoning (attach any existing conditions or proffers): R-1

Property Doing Business As: _____

Historical Name of Building: _____

Approximate Age of Building: ^{existing} 92 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

App Fee \$100
Check #3123



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THIS SECTION TO BE COMPLETED BY STAFF ONLY

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

Case Number: ARB-COA- 2021 - 02

Date Received: 1-5-2021 Received By: B. Tombarge

Staff Review

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

Comments: _____

Planning and Development Director

Date

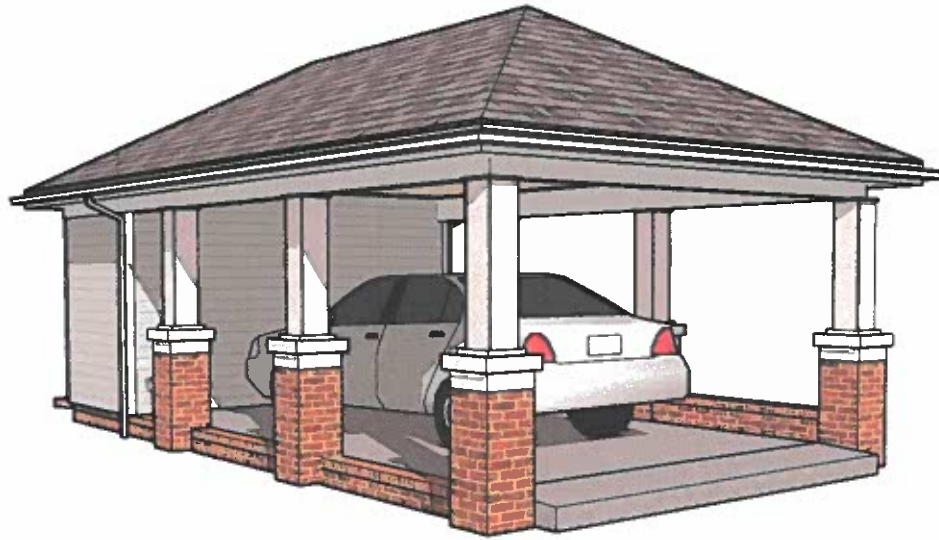
Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board

Date



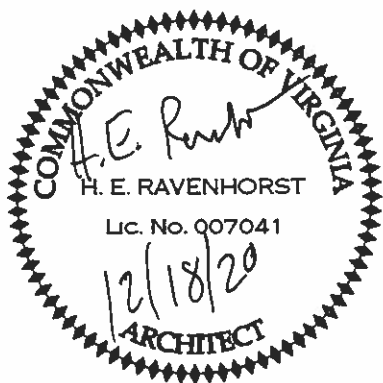
PROPOSED CARPORT (FROM SOUTH)



EXISTING HOUSE (FROM SOUTH)



LOCATION OF CARPORT (FROM NORTHWEST)



H. E. RAVENHORST, AIA
ARCHITECT

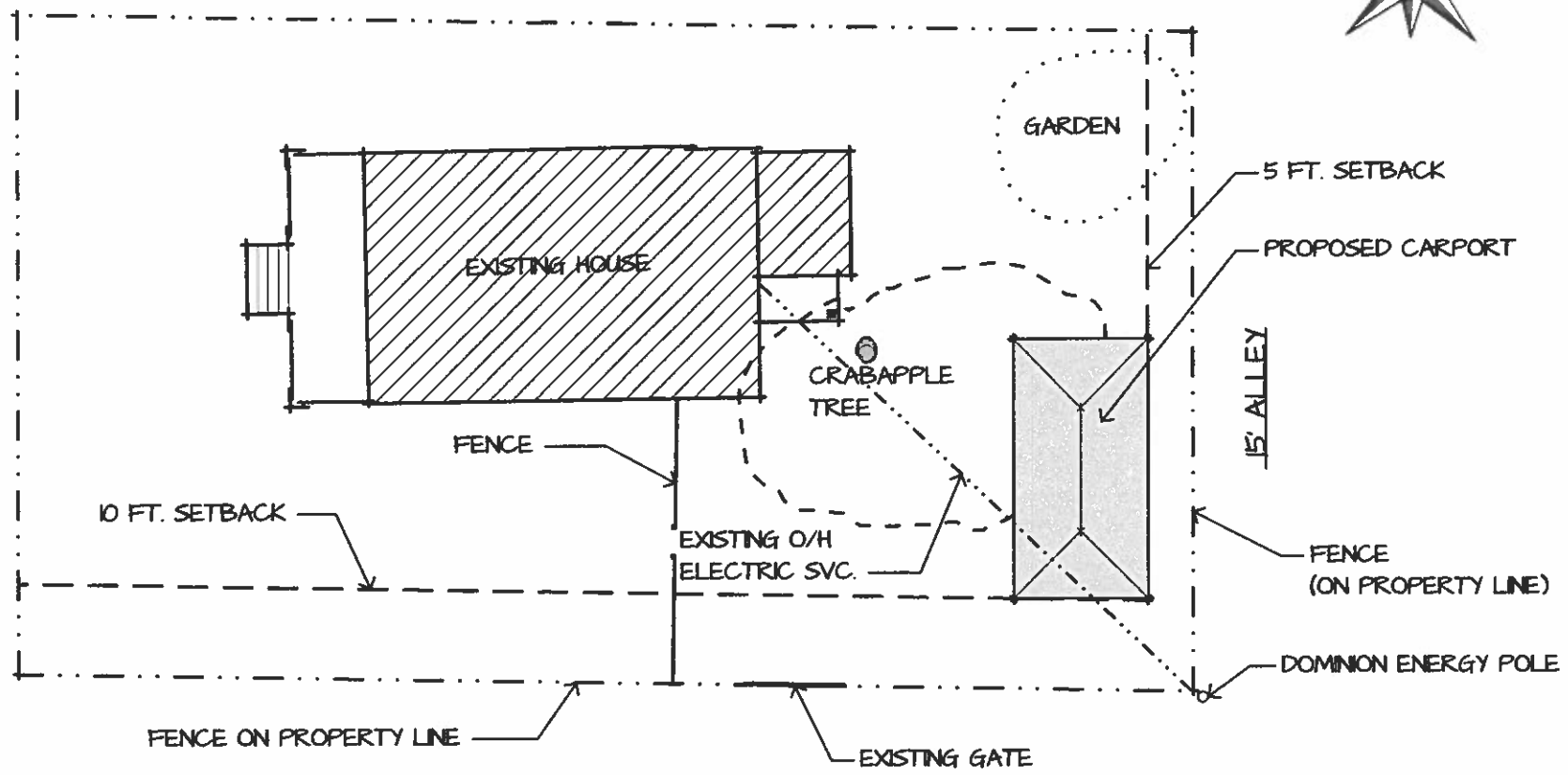
19 South Main Street, Lexington, Virginia 24450
ravhrst@rockbridge.net 540.463.3205

PROPOSED CARPORT FOR:
DEBORAH M. POLLARD
5 JORDAN STREET
LEXINGTON, VIRGINIA

JOB # 867
SHEET 1
DATE:
12/18/2020



JORDAN STREET



COLONIAL LANE

NOTE: OVERHEAD ELECTRICAL SERVICE TO BE REPLACED WITH UNDERGROUND SERVICE. PROVIDE U/G CIRCUITS FOR RECEPTACLES & LIGHTS SHOWN ON FLOOR PLAN.

SITE PLAN SCALE: 1" = 20'

BASED ON PLAT BY RANDALL E. TROUT, LS., 2/3/2020

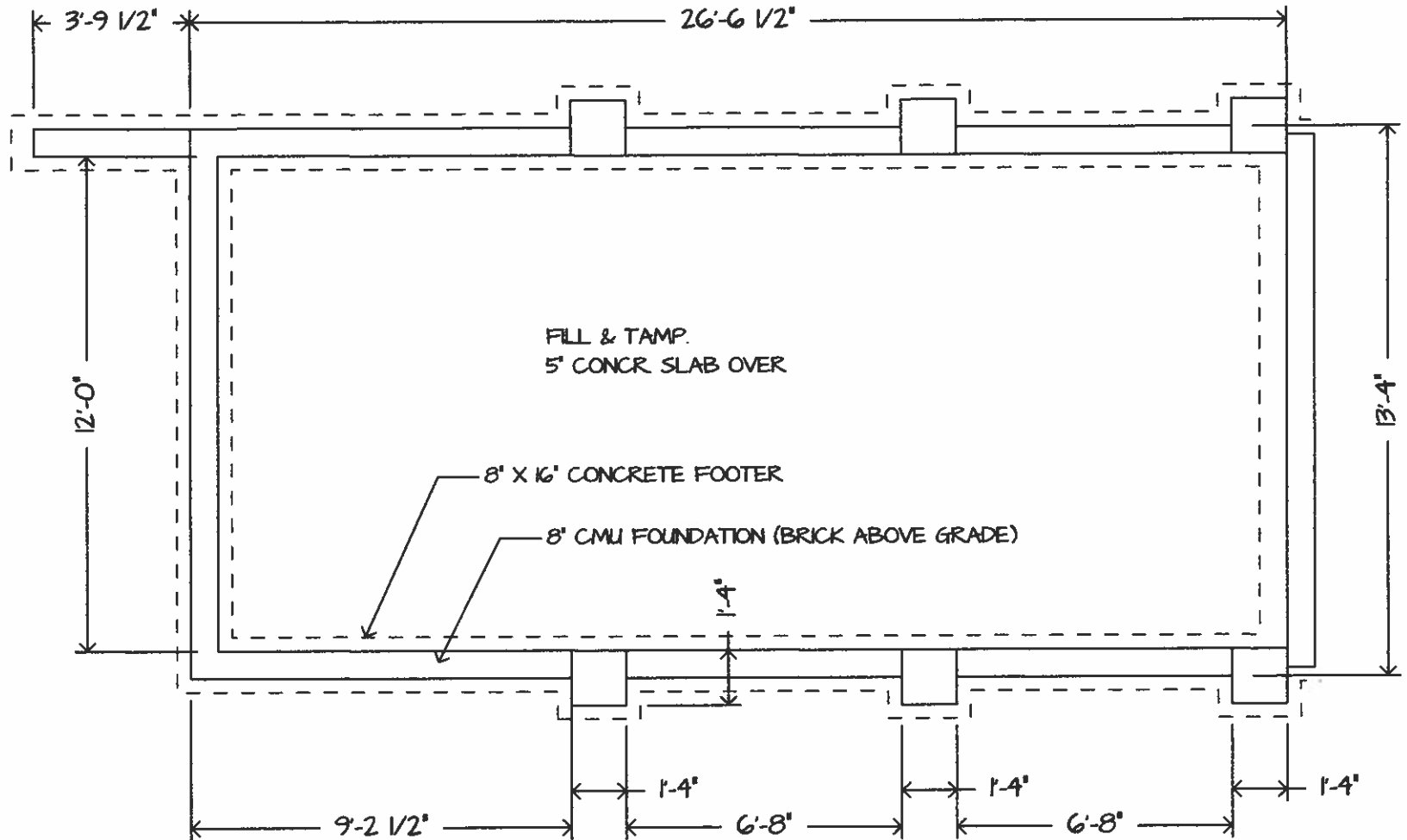


H. E. RAVENHORST, AIA ARCHITECT

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PROPOSED CARPORT FOR:
DEBORAH M. POLLARD
5 JORDAN STREET
LEXINGTON, VIRGINIA

JOB # 867
SHEET 2
DATE: 12/18/2020



FOUNDATION PLAN SCALE: 1/4" = 1'-0"



H. E. RAVENHORST, AIA
ARCHITECT

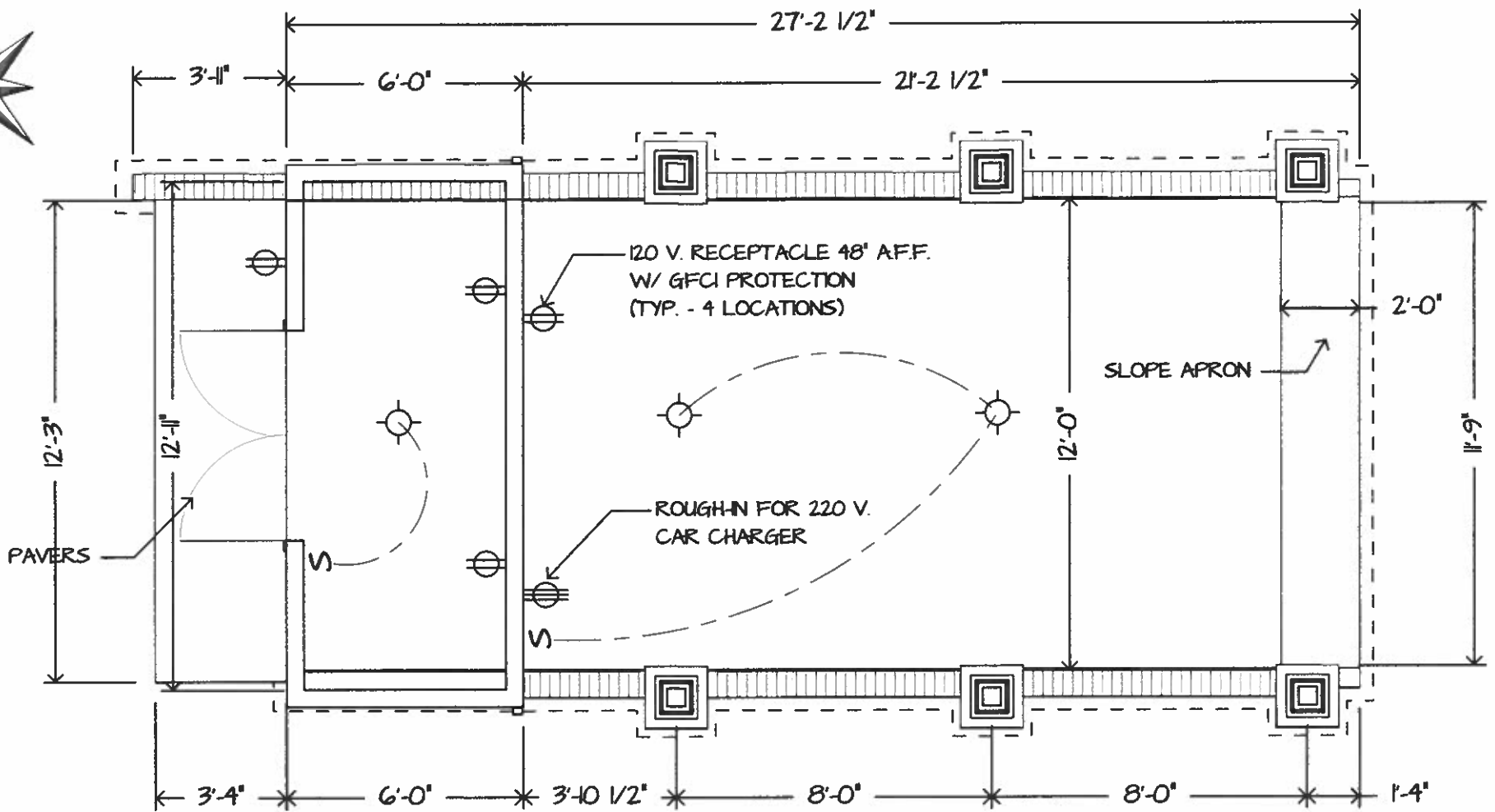
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PROPOSED CARPORT FOR:
DEBORAH M. POLLARD
5 JORDAN STREET
LEXINGTON, VIRGINIA

JOB # 867
SHEET 3
DATE:
12/18/2020



13



FLOOR PLAN SCALE: 1/4" = 1'-0"



H. E. RAVENHORST, AIA
ARCHITECT

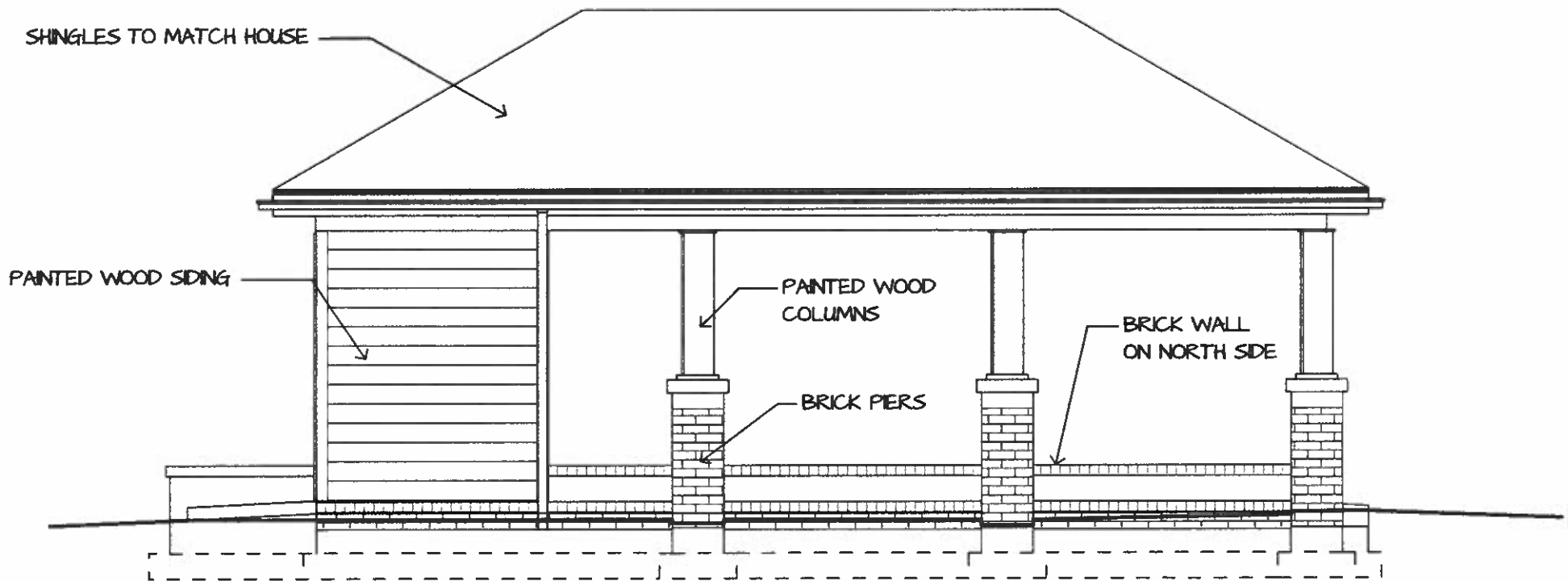
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PROPOSED CARPORT FOR:
DEBORAH M. POLLARD
5 JORDAN STREET
LEXINGTON, VIRGINIA

JOB # 867

SHEET 4

DATE:
12/18/2020



SOUTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



H. E. RAVENHORST, AIA
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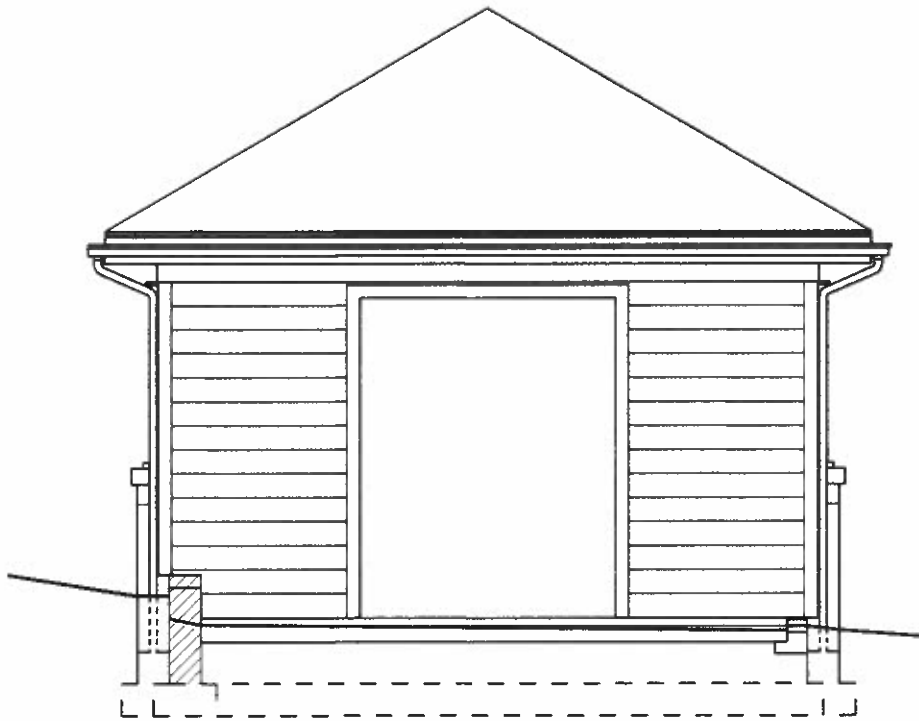
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DEBORAH M. POLLARD
 5 JORDAN STREET
 LEXINGTON, VIRGINIA

JOB # 867

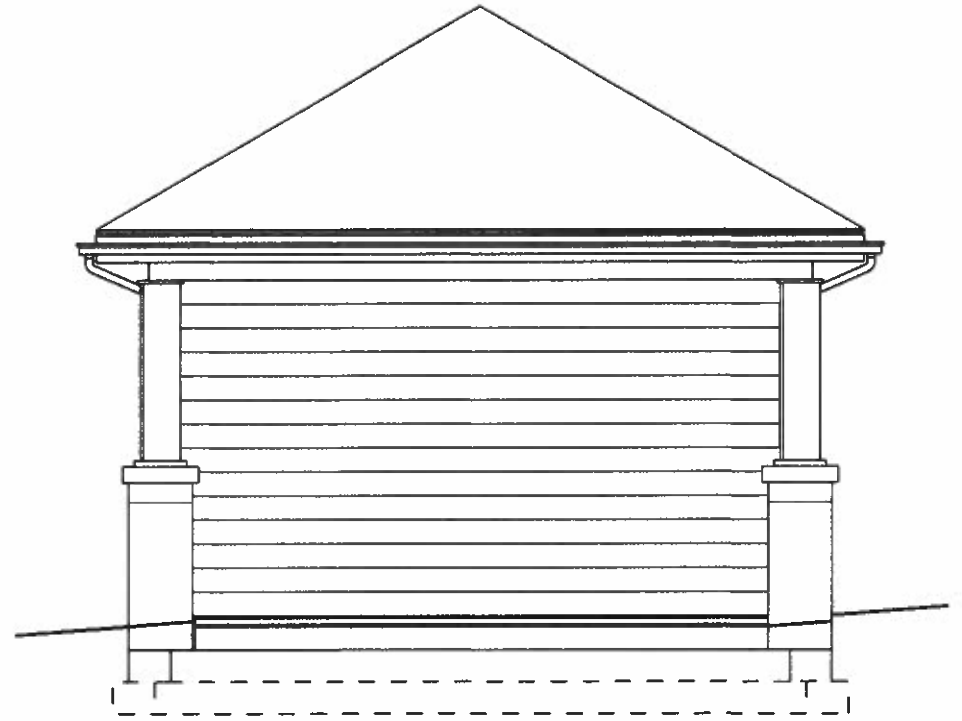
SHEET 5

DATE:
12/18/2020



WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



**H. E. RAVENHORST, AIA
ARCHITECT**

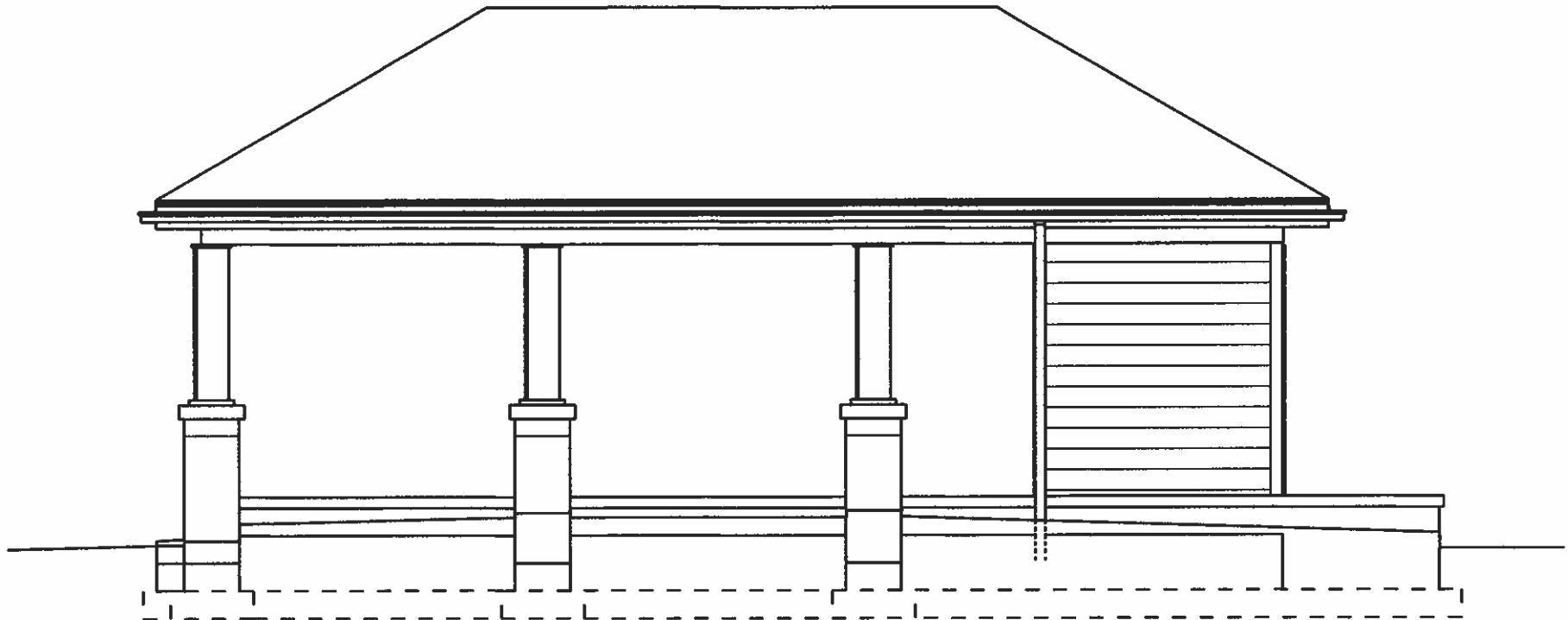
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PROPOSED CARPORT FOR:
DEBORAH M. POLLARD
5 JORDAN STREET
LEXINGTON, VIRGINIA

JOB # 867

SHEET 6

DATE:
12/18/2020



NORTH SIDE ELEVATION

SCALE: 1/4" = 1'-0"



H. E. RAVENHORST, AIA
ARCHITECT

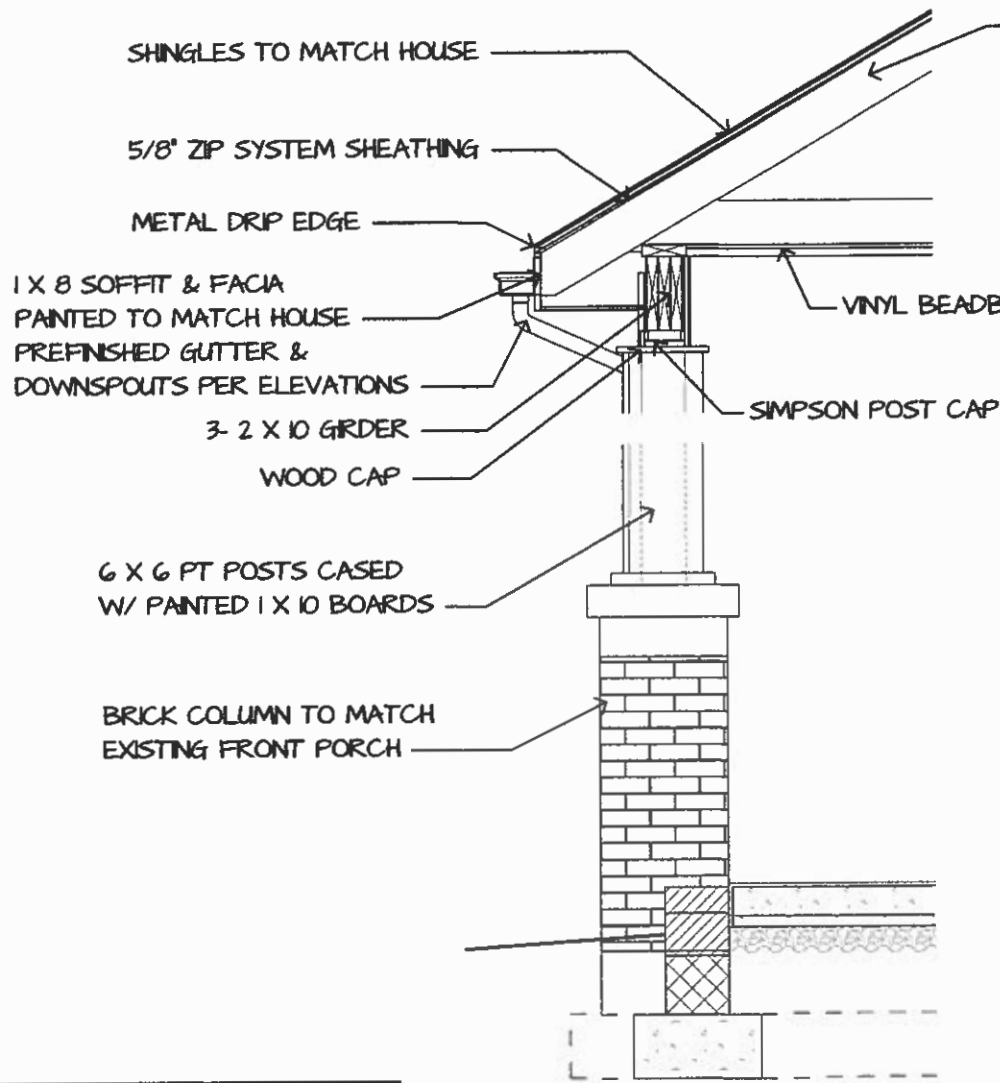
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PROPOSED CARPORT FOR:
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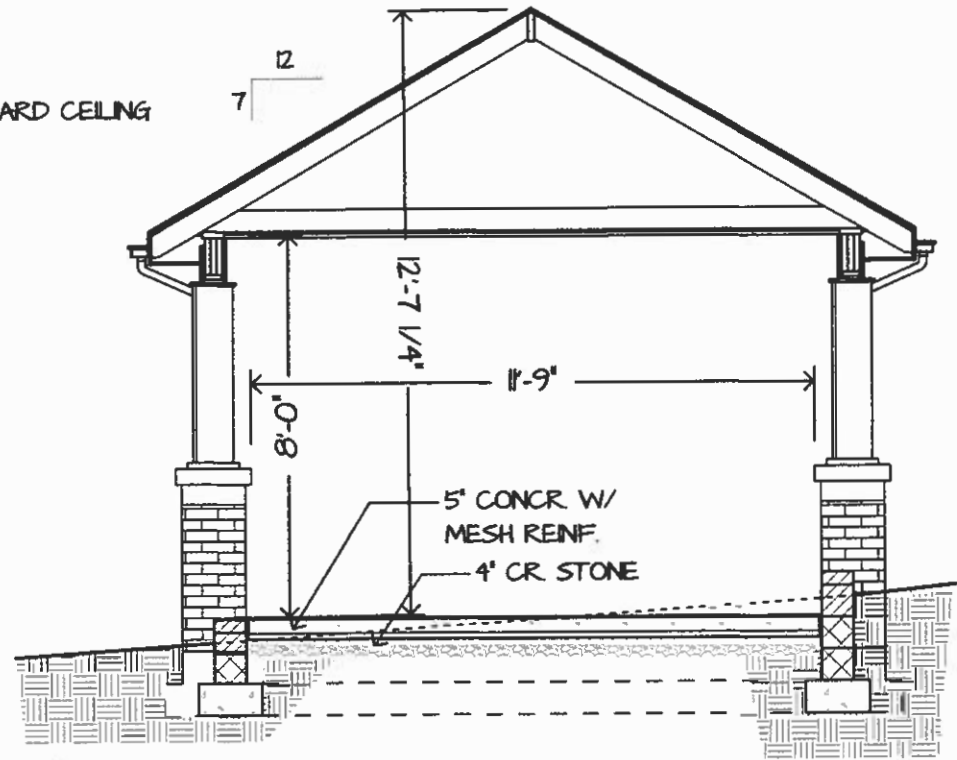
SHEET 7

DATE:
12/18/2020



SECTION DETAILS

SCALE: 1/2" = 1'-0"



TRANSVERSE SECTION

SCALE: 1/4" = 1'-0"



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PROPOSED CARPORT FOR:
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 LEXINGTON, VIRGINIA

JOB # 867
 SHEET 8
 DATE:
 12/18/2020





