



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, January 6, 2022 at 4:30 P.M.
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. December 2, 2021 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-01: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9B, owned by Thomas Langston .**
 - 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 2, 2021 – 4:30 p.m.
Community Meeting Room
Lexington City Hall
MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Not Present: J. Goyette
 C. Honsinger, Alternate A
 B. Crawford, Alternate B

CALL TO ORDER:

Chair Alexander called the meeting to order at 4:30 p.m.

AGENDA:

The Agenda was unanimously approved as presented. (R. LeBlanc / A. Bartenstein)

MINUTES:

Meeting minutes from November 18, 2021 were unanimously approved as presented. (E. Teaff / C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-32: an application by Leslie Giles for a Certificate of Appropriateness for a storefront refresh and new signage for the Lexington Real Estate Connection business at 31 South Main Street, Tax Map # 23-1-79, owned by Four M Properties, LLC.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage at 31 and 33 South Main Street. A. Glaeser said the application for the storefront refresh is fairly detailed and suggested the applicant present her proposal. He stated the proposed improvements and signage meet zoning criteria.
- 2) Applicant Statement – Leslie Giles, applicant, said she believed the proposed changes to the storefront would provide a more appropriate interpretation and enhancement of the Greek Revival character of the building. She explained the pilasters would be removed to expose the brick underneath, but that the other features between the brick piers would not be removed – all additions in that area

would be overlaid. She said the intent is to reintroduce the horizontal line in the frieze to mimic the existing conditions of the adjoining Southern Inn storefront. She said the Bold Brick (SW 6327) and Extra White (SW 7006) paint colors proposed for the piers, storefront and window frames are the same colors used for other portions of the building. The only new color would be the Jadite (SW 6459) green proposed for the door and the panel above the door, which was chosen to match the signature green color of the logo and sign lettering. Ms. Giles presented the Board with photos she believes date to the 1950s which showed the appearance of the storefront prior to the installation of the current conditions. She indicated the existing vertical paneling is made of a masonite-like material and is beginning to show damage. In response to questions from R. LeBlanc, Ms. Giles clarified that only the pilasters at either end of the storefront would be removed and the condition of the bricks to be exposed is not known. She explained the intent is to use a mortar-like grout prior to painting to do something similar to repointing the brick if needed. She responded to a question from A. Bartenstein by confirming that the brick areas to either side of the door between the storefronts would be symmetrical, as would the piers at the outer edges of the building. R. LeBlanc expressed some concern about the integrity of the brick to be exposed and Ms. Giles said she shared that concern which had informed the choice of caulk. She said the Sashco Mor-Flexx caulk is a “preservation and conservation friendly” product. She provided the Board with some additional clarification about paint colors and façade features to be painted. In response to a question from E. Teaff, Ms. Giles confirmed the projecting sign would be moved from its current position to one closer to the corner of the building which would allow it to be illuminated by the street light. Ms. Giles confirmed the lettering on the wall sign would be raised and would be similar in appearance to the Electric Pilates wall sign.

- 3) Public Comment – None
- 4) Board Discussion & Decision – **R. LeBlanc moved to approve the exterior improvements and signage as presented in the application. E. Teaff seconded and the motion passed unanimously. (4-0)**

OTHER BUSINESS:

A. Glaeser announced there were no pending applications and the Board’s December 16, 2021 would therefore be cancelled.

R. LeBlanc informed the Board she would likely be stepping down in January 2022 and suggested the other Board Members recommend other suitable candidates.

ADJOURN:

The meeting adjourned unanimously at 4:52 p.m. (A. Bartenstein / C. Alexander)

C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-01 7 North Jefferson Street Exterior Improvements**

Project Name	Exterior Improvements at 7 North Jefferson Street
Property Location	7 N. Jefferson Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Thomas Langston/Patrick Hennis

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 7 North Jefferson Street.

7 North Jefferson Street existing conditions



**Lexington, VA Historic Downtown Preservation District COA
COA 2022-01 7 North Jefferson Street Exterior Improvements**



The application proposes the following improvements:

1. Replacement of the existing shingle roof with a new standing seam metal roof, with 3 dormers in the front and 1 shed dormer in the rear. The new roof structure will finish approximately 2 feet taller than the original roof. The gables on the ends will be framed and sided as per the drawings.
2. Construction of a stair tower on the south end of the structure which will have a stucco finish covering the concrete masonry units on the stairs and other end wall areas.
3. Repainting the existing brick Silver Satin (OC-26) to match the color of the new exterior stucco and Hardie panel siding.
4. Addition of a two story porch to the front of the building which will provide an accessible entrance into the main floor.
5. Replacement of windows and doors.
6. Installation of new exterior light fixtures and louvered shutters.

Detailed drawings and information about proposed materials are included in the application package.

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.

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-01 7 North Jefferson Street Exterior Improvements**

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.



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

www.lexingtonva.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: PATRICK HENNIS Phone: 540 784 0131

Company: PHOENIX CONST CO LLC Fax: _____

Address: 328 WEST MIDWAY DR LEX Email: PHENNIS@AOL.COM

Applicant's Signature: Date: 11/20/21

Property Owner

Name: THOMAS LANPSTON Phone: 412 996 9414

Address: 3498 GRAND AVE PITTSBURGH Email: THOMAS LANPSTON@YAHOO.COM
15225

Owner's Signature: Date: 11/20/21

Architect/Designer

Name: ROBERT STEELE Phone: 804 344 0060

Company: BOB ARCHITECTURE Fax: _____

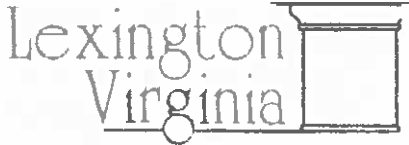
Address: 108 NORTH FIFTH ST RICHMOND Email: BOB STEELE@BOBARCHITECTURE.NET
23219

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
 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): 7 NORTH JEFFERSON ST, LEXINGTON

Tax Map: 16-49A & 16-4-9B Deed Book and Page #: _____

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

Property Doing Business As: PRIVATE RES

Historical Name of Building: UNIVERSITY CEMENTS

Approximate Age of Building: 67 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



7 N. Jefferson St. Exterior Finishes

Lexington, VA 24450

Table of Contents

1. Roofing

- Black Standing Seam Metal Roof

2. Brick

- Existing Red Brick Painted

3. CMU w/ Stucco Finish

4. Siding

-Smooth Hardie Panel Siding

5. Trim

-Miratec Trim

6. Exterior Lighting

- American Gas Lamp

7. Doors

- Pella w/ Black Finish

8. Windows

- Pella w/ Black Finish

9. Porch Terrace

- Virginia Blue Stone

10. Porch Decking

- T&G Wood Decking, Painted

11. Exterior Railing

- Ornamental Black Iron Railing

12. Louvered Wood Shutters

13. Columns & Porch Detailing

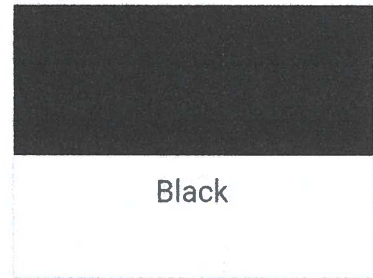
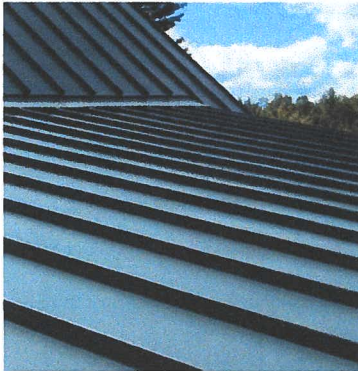
14. Color Overview



7 N. Jefferson St. Exterior Finishes

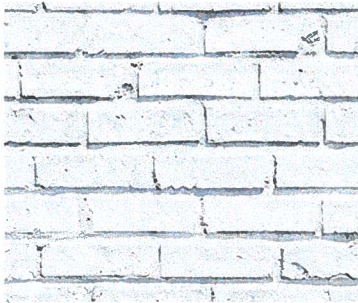
Lexington, VA 24450

1 Roofing



Standing Seam Metal Roof w/ Black Finish

2 Brick



Existing Red Brick Painted

3 CMU w/ Stucco Finish



CMU w/ Stucco Finish

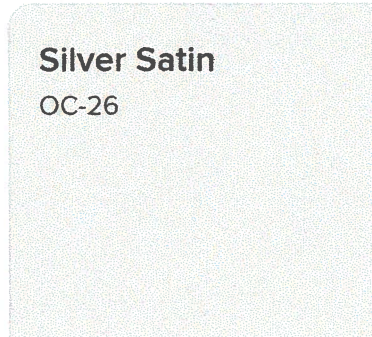


7 N. Jefferson St. Exterior Finishes Lexington, VA 24450

4 Siding

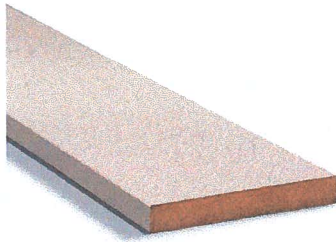


Smooth Hardie Panel Siding

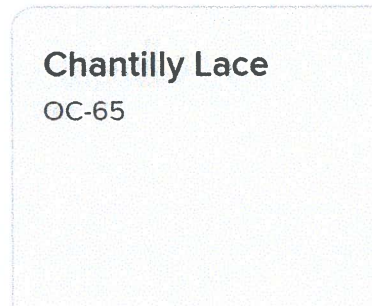


Silver Satin
OC-26

5 Trim



Miratec Trim



Chantilly Lace
OC-65

6 Exterior Lighting

Manuf: American Gas Lamp Works



The Westmoreland w/ Universal Wall Brackets



21.5"

11"



7.25"

14"

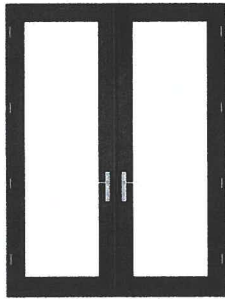
Black Finish



7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

7 Doors

Manuf: Pella



Black Door Finish



Black

8 Windows

Manuf: Pella



Black Window Finish



Black

9 Porch Terrace



Virginia Bluestone Pavers

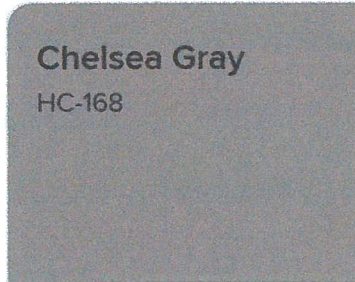


7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

10 Porch Decking



T & G Wood Decking, Painted



11 Exterior Railing



Ornamental Iron Railing



Black Finish

12 Louvered Wood Shutters

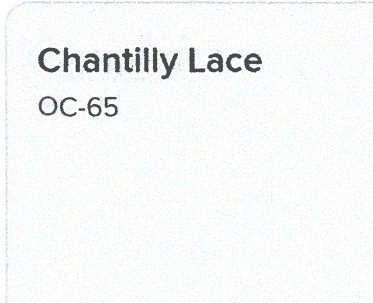
Manuf: Timberlane





7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

13 Columns & Porch Detailing



Chantilly Lace
OC-65

14 Color Overview

Trim, Columns, & Porch Detailing



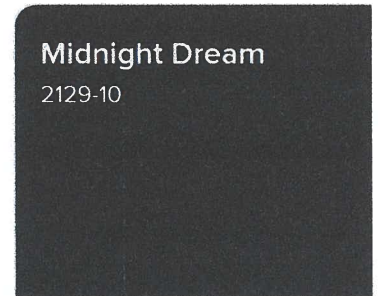
Chantilly Lace
OC-65

Windows & Doors



Black

Louvered Wood Shutters



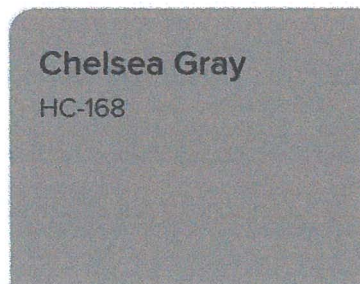
Midnight Dream
2129-10

Pntd. Brick, Siding, & CMU w/
Stucco Finish



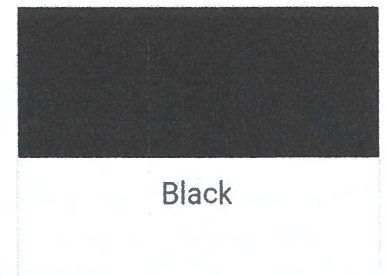
Silver Satin
OC-26

Porch Decking



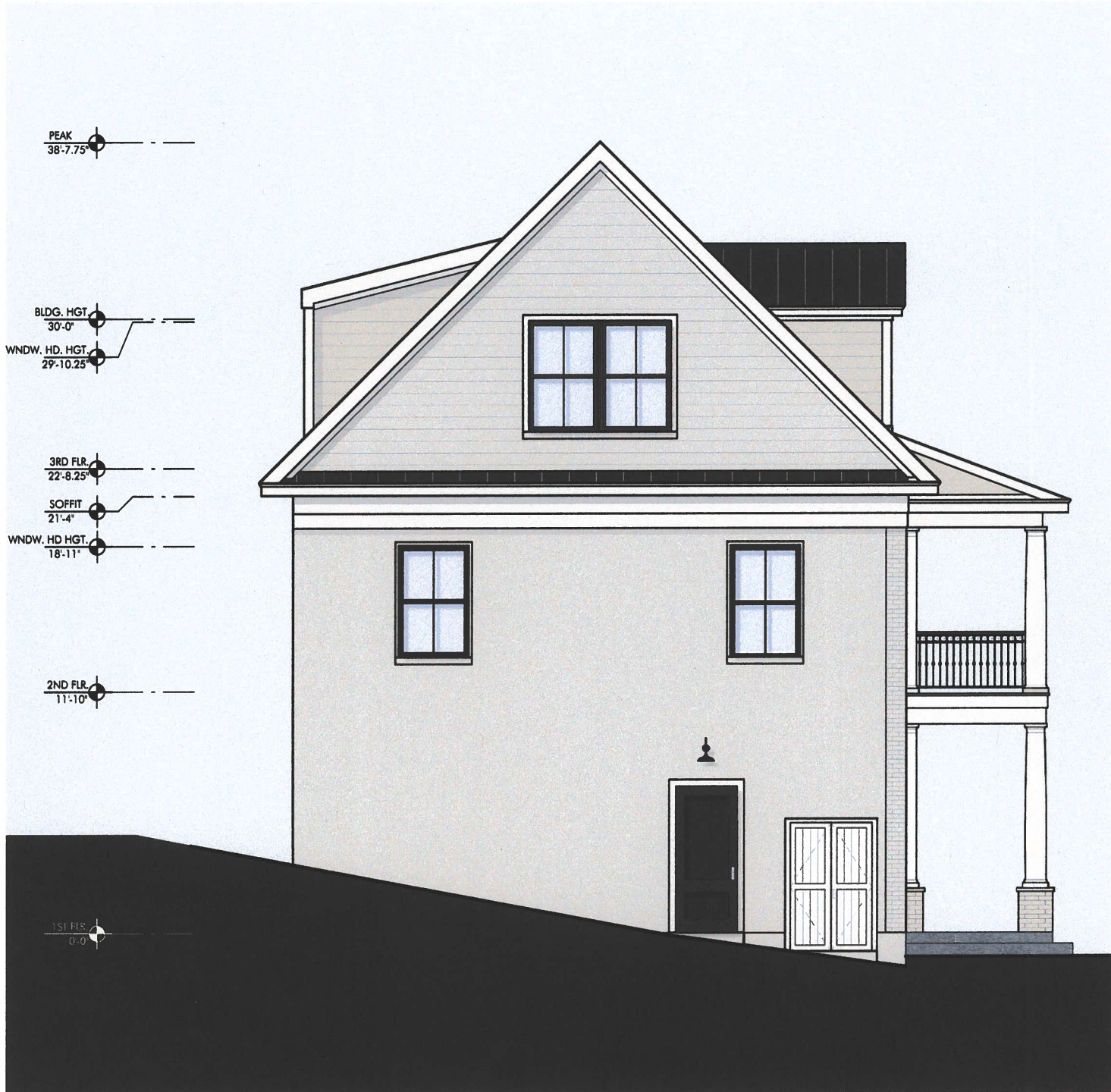
Chelsea Gray
HC-168

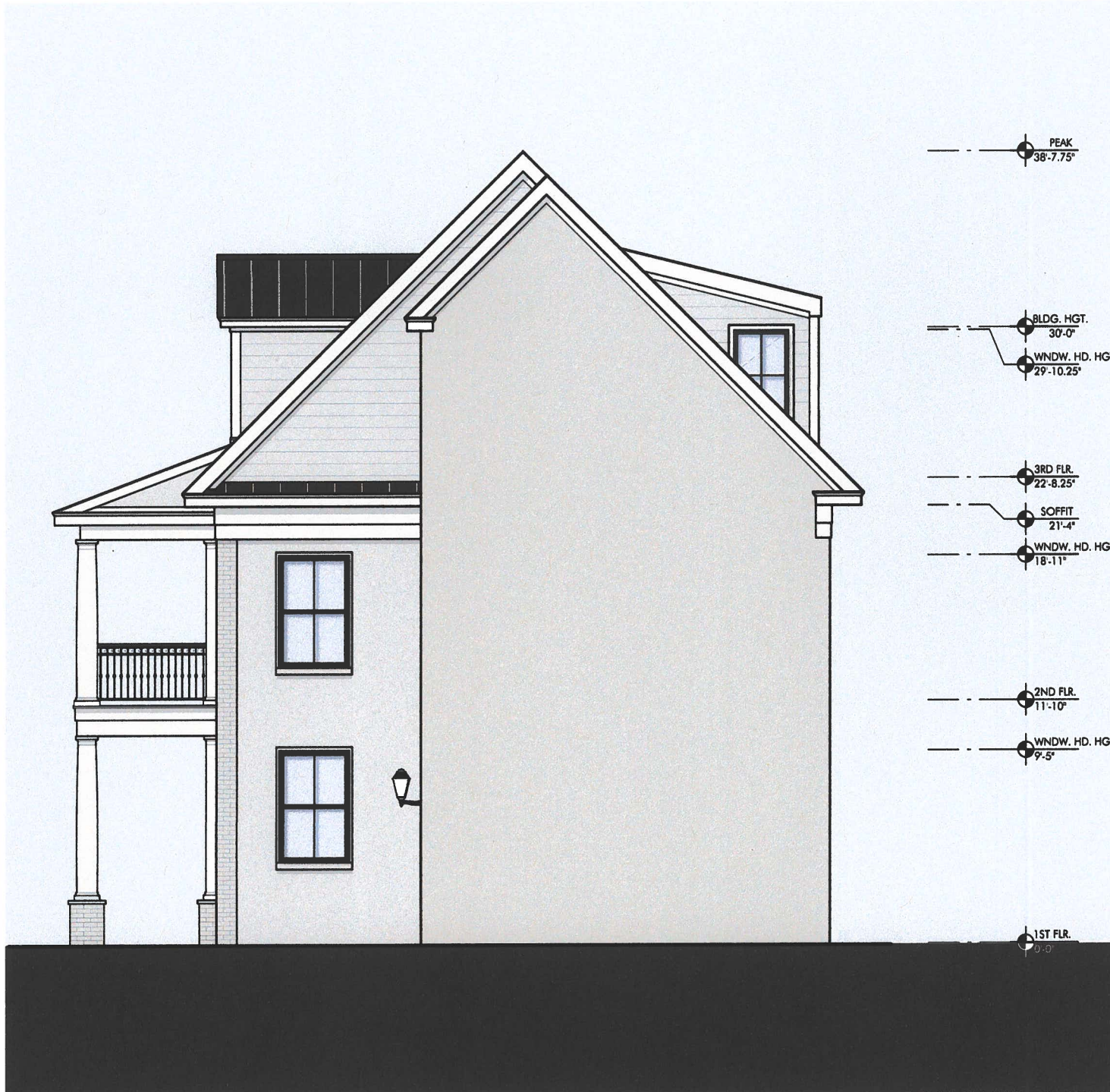
Standing Seam Metal Roof



Black







Property Information**Property Names**

Name Explanation	Name
Function/Location Current	Commercial Building, 7 N Jefferson Street University Cleaners

Property Evaluation Status

Not Evaluated
This Property is associated with the Lexington Historic District.

Property Addresses

Current - 7 Jefferson Street North Business Route 11

County/Independent City(s): Lexington (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): *No Data*

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): LEXINGTON

Additional Property Information

Architecture Setting: Urban

Acreage: *No Data*

Site Description:

January 2016: This resource is located in the commercial district of Lexington. It stands close to the east side of Jefferson Street. An asphalt parking lot is found south of this building and an alley runs along the south elevation.

Surveyor Assessment:

July 1994: Non-contributing.

January 2016: According to Rockbridge County Property Tax Records, this building was built in 1955. It is an example of a Colonial Revival commercial building. It maintains its integrity of location, design, setting, materials, workmanship, feeling, and association. It also maintains its historic form and fenestration pattern. This building is recommended as a contributing resource to the Lexington Historic District as an example of vernacular commercial architecture under Criterion C of the NRHP. It is not known to be associated with significant events or persons, and as an architectural resource is not recommended eligible under Criterion D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category: Commerce/Trade

Resource Type: Commercial Building

Date of Construction: 1955

Historic Time Period: The New Dominion (1946 - 1991)

Historic Context(s): Commerce/Trade

Architectural Style: Colonial Revival

Form: *No Data*

Number of Stories: 2.0

Condition: Good

Interior Plan: *No Data*

Threats to Resource: None Known

Architectural Description:

July 1994

January 2016: This two story commercial building has a rectangular plan. It measures five bays wide and three bays deep. The side-gabled roof is covered with asphalt shingles and features a dentilled cornice and corbelled cap interior chimneys at each gable end. The façade is six-course common bond while the remainder of the building is painted concrete block. The windows on the façade feature rowlock sills. Most are six-over

six, double-hung sash with two multi-light windows flanking the front entry. Windows on the remainder of the building are multi-light metal sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable	Asphalt	Shingle
Windows	Fixed	Wood	Multiple-light
Structural System and Exterior Treatment	Masonry	Concrete	Block
Structural System and Exterior Treatment	Masonry	Brick	Other
Windows	Sash, Double-Hung	Wood	8/8
Chimneys	End	Brick	Bond, Common

Secondary Resource Information**Secondary Resource #1**

Resource Category: *No Data*
Resource Type: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Date of Construction: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Architectural Description:

No Data

Historic District Information

Historic District Name: Lexington Historic District
Local Historic District Name: *No Data*
Historic District Significance: January 2016: The Lexington Historic District encompasses commercial, residential, and educational resources that embody the history of the development of the city from its founding in 1778 through the present day.

CRM Events**Event Type: Survey:Phase I/Reconnaissance**

Project Review File Number: *No Data*
Investigator: Sarah Traum
Organization/Company: JMA, Inc.
Sponsoring Organization: *No Data*
Survey Date: 1/12/2016
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Reconnaissance-level survey of the Lexington National Historic District in order to update the information contained in V-CRIS. Laura Knott, ASLA, was the project manager, Sarah Traum and Christina Osborn completed the field survey, Sarah Traum and Candice Myruski updated the V-CRIS information.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Swope, Caroline

Organization/Company:	Unknown (DSS)
Sponsoring Organization:	<i>No Data</i>
Survey Date:	7/1/1994
Dhr Library Report Number:	<i>No Data</i>
Project Staff/Notes:	<i>No Data</i>

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Project Bibliographic Information:

Historic American Building Survey.

"Lexington Historic District" National Register of Historic Places Inventory-Nomination Form. January 1971.

Lyle, Royster, Jr. and Pamela Hemenway Simpson. The Architecture of Historic Lexington. Charlottesville, VA: University Press of Virginia, 1977.