



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, March 17, 2022 at 5:00 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. March 3, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-04: an application by Sascha Goluboff for a Certificate of Appropriateness for new signage at 30 N. Main Street, Tax Map # 16-1-59, owned by White Column Inn, LLC; 21 N. Main Street, owned by Ellen Mathias and Enrico de Allesandrini, Tax Map # 23-1-204; 16 N. Main Street, owned by Lexwood Property II, LLC, Tax Map # 16-1-55; and 11 S. Jefferson, owned by Victoria Goodhart, Tax Map # 23-1-63.**
 - 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, March 3, 2022 – 4:30 p.m.
Community Meeting Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander, Chair
 A. Bartenstein
 E. Teaff
 B. Crawford, Alternate A

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Not Present: R. LeBlanc, Vice-Chair
 J. Goyette
 C. Honsinger, Alternate A

CALL TO ORDER:

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

AGENDA:

The Agenda was unanimously approved as presented. (A. Bartenstein / B. Crawford)

MINUTES:

Meeting minutes from January 20, 2022 were unanimously approved as presented. (A. Bartenstein / E. Teaff)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2022-02: an application by Stephanie Wilkinson for a Certificate of Appropriateness for new signage at 25 W. Washington Street, Tax Map # 16-1-50, owned by Jeannette Ewing.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and door sign for the Walker Program at 25 W. Washington Street. The proposed projecting sign is a 36” by 26” double-sided sign made of expanded PVC with orange and black cut vinyl applied to both sides, then clear sealed. The existing bracket will be used and the sign will not be illuminated. The proposed door sign is a 17” by 12.25” adhesive-backed vinyl sign with orange and black font and graphic. Staff finds the proposed improvements meet the zoning criteria.
- 2) Applicant Statement – Stephanie Wilkinson, applicant – provided clarification of the color proposed for the font. A. Bartenstein expressed some concern that the orange would clash with the color of the brick, but noted that it would be appropriate if it represents the program’s logo. The applicant questioned whether color approval was within the Board’s scope, and A. Glaeser confirmed that color is, in fact, one of the Board’s considerational

factors. C. Alexander clarified that the Board’s intent is not to critique the design, but to make sure that it can be seen and has the most impact. A. Bartenstein added the Board’s role is to provide guidance to applicants to ensure proposed improvements are sympathetic to their historic surroundings. Ms. Wilkinson explained the purpose of the Walker Program is to bring black and brown businesses back into the community and advised the Board that it is likely that the aesthetic that has been adopted by the City may not be consonant with applications the Board may receive in coming years. She urged the Board to be open to the fact that things move forward and styles change. Board members Alexander and Bartenstein voiced their sympathy with that viewpoint.

- 3) Public Comment – None
- 4) Board Discussion & Decision – **E. Teaff moved to approve the application as presented. C. Alexander seconded, and the motion passed unanimously. (4-0)**

B. COA 2022-03: an application by John Adamson for a Certificate of Appropriateness for exterior improvements and new signage at 115 W. Nelson Street, Tax Map #23-1-52, owned by 115 W. Nelson Street, LLC.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage at 115 W. Nelson Street. Due to the number of proposed improvements, A. Glaeser suggested the applicant present the proposal. He noted the rear of the building is currently visible from Lee Avenue, but may not be visible for too much longer.
- 2) Applicant Statement – John Adamson, applicant - gave a brief history of the building and said his vision is to turn it into a modern office building with some community access and storefront type connections. He said he hoped to take a non-distinct building and make it relevant in the streetscape. He then provided details of the improvements he is currently proposing for 115 W. Nelson Street as follows:
 - Replacement of the existing painted modified roof with a white TPO membrane.
 - Installation of an elevator over-run (8’ by 9’) through the east side of the roof, half-way between the front and rear of the building. The “top hat” structure would have the same roofing as the building and would be painted white to match the roof color. B. Crawford asked how visible the elevator over-run would be and if it would be closer to the front or back of the building. Mr. Adamson said it would be visible, but minimally, and would be midspan. C. Alexander asked if it would be visible from the front of the building and Mr. Adamson said it would not. He indicated the goal was to clad it in perhaps white Hardie plank to blend in with the roof. A. Bartenstein asked if a gray roof would be less likely to stain over time. Mr. Adamson said he felt a white TPO is a bright roof which, when installed correctly, stays clean. There was some discussion of the existing roof.
 - Installation of new gutters and downspouts on the rear of the building to be painted to match the trim color. B. Crawford pointed out that the application specifies Farrow & Ball off white #3 and Benjamin Moore Dove White and asked which color would be used for the gutters and trim. Mr. Adamson said he was more inclined toward the off white as he believes it will likely blend better with the mortar color and trim color.

Nelson Street elevation:

- The structure of the front entryway would be changed to reflect what was originally built in 1926 and to reproduce the spirit of Henry Ravenhorst’s original drawings. The glass

on the east side would be brought out close to the front face of the building and the entryway on the west side would be set back approximately 5', allowing for a covered entry and a ramped, handicap accessible building. He said the ramp would require a rail which would be tubular metal and painted black. The ceiling of the recessed area would have some recessed accent/safety lighting. The siding would be removed and those areas would be repaired and/or replaced with brick. Ideally this brick will be repointed and left exposed. However if the damage is too great, it would be nice to have the option to paint these elements below the banding detail one homogenous color. Mr. Adamson stated he does not know what he will find once the siding is removed, but noted the exposed brick on the upper half of the building is quite dirty. He said he is not a fan of painting brick, but depending on what he finds beneath the siding, the façade may look better if the brick beneath the horizontal banding is painted. A. Glaeser pointed out there would be a center column of new brick added to the façade as well.

- Installation of new steel storefront glass units to be painted black. They would match in color and be similar in styling to the windows in the Patton Room located at 7 N. Main Street.
- The new storefront door and transom would be a commercial grade aluminum unit with a black frame and painted black door.
- The stone in the entryway floor will be reused if possible or replaced with concrete for the recessed area only.
- The brick surrounding the windows and below the banding separating the Nelson Street main level from the upper level would be restored if possible (as shown in the application), or painted if restoration is prohibitive.
- The windows on the second level would be restored and painted white or replaced with new, architectural grade aluminum clad units if necessary. He said he did not foresee this being necessary but wanted to cover all contingencies.
- The metal cornice would be repaired and repainted.
- Addition of a pyramidal style skylight to the middle of the building to introduce natural light to the interior workspace.
- Installation of a new wall mounted sign on the front of the building on the center pilaster, as shown in the application materials.

Mr. Adamson asked if there were questions before he addressed the back of the building. B. Crawford requested confirmation that he was proposing white mullions on the upstairs windows and black on the downstairs windows. Mr. Adamson confirmed that was the case, saying the intent was to separate the wood from the steel, but that he would be open to suggestions. B. Crawford asked if the detailing over the windows was stone and Mr. Adamson said he believed it was painted concrete. C. Alexander asked if the W&L sign included in the application was the actual sign he wished to have approved or if it was a place holder. Mr. Adamson answered it was the sign he was submitting for approval. A. Bartenstein asked if the vertical edge of the veneer pavers would be covered with stone or concrete. Mr. Adamson replied that currently it is badly deteriorated concrete which would likely need to be replaced and that the vertical edges had never been veneered. He said he would use concrete, but hoped to salvage some of the existing stone, if possible, to make the area more visually interesting.

- Mr. Adamson requested approval for the installation of 3 down-light only, modified shoebox lights which were not included in the application. He said he would like to

install one on each of the brick pilasters to accent the column details and that the goal was a warm, 2700 kelvin type temperature to provide accent and warmth. B. Crawford asked for the size of the lights and C. Alexander, who was looking at the spec sheet, seemed to say 6” by 9”. A. Bartenstein said that the fixtures would look very nice if it is possible to repoint the brick, but could be less ideal if the brick ends up being painted. Mr. Adamson responded that he was requesting some latitude given that he did not yet know the condition of the unexposed brick and what it would look like with the existing, exposed brick and the addition of the new brick pilaster. He said he would like to avoid having the end product look like a patch job. C. Alexander said she understood but would want him to return for approval before painting the brick.

C. Alexander asked for confirmation that he was not requesting any signage in the cornice banding and Mr. Adamson replied he was not. He acknowledged he was still struggling with what would be appropriate color-wise and anticipated having to return for approval of final color choices. He noted the challenge in ordering the storefront window units as the delay involved necessitates a commitment and requested approval of those units at this meeting.

Rear of the building:

- Removal of ivy and other organic matter from the rear of the building.
- Repair and repointing the exterior as necessary. Work to be performed with the guidance from the National Park Service – Preservation Brief 2.
- Removal of rear loading dock and replacement with an accessible HVAC area below. Mr. Adamson explained the loading dock would be at basement grade level to create a corridor to house all of the outdoor equipment underneath the new concrete structure. B. Crawford said she thought this would be a good prototype for future development. Mr. Adamson responded that while not inexpensive, it would certainly look nice and would preserve the equipment.
- Replacement of the upper windows in the rear with new, architectural grade aluminum clad units. Mr. Adamson said the windows in the rear of the building are in far worse shape than those in the front and hoped to replace them with something a bit more energy efficient. He said he agreed and supported the notion that changing sashes out on the front of a building would be inappropriate, but he hoped the Board would see it is an acceptable approach for the back of the building.
- Replacement of the windows and doors on the ramp level with commercial and storefront style units per the elevation drawing included in the application. He said he has some construction challenges but is imagining a brand new aluminum storefront with insulated glass for the pedestrian door which would lead into a stairwell, a double window unit to bring natural light into the space, and a double door unit to allow goods to be taken from the dock to the interior space. He also proposed the addition of a new steel door unit into the HVAC corral. He said that to make a standard 6 by 8 door style work, he would have to put in a new top hat detail to raise the height. There is currently a window in this space which he said would be removed and shown as a patched unit.
- Installation of an awning over the loading dock to protect it from the weather. The awning fabric would be blue to match the color of the signage. Mr. Adamson indicated that, given the construction of the flooring on the interior of the building here, the awning would be necessary for weather protection.
- Installation of a wall mounted sign on the rear wall of the building next to the primary entry door.

- Addition of rear lights to the back of the building next to the double door and above the pedestrian door. He said he would probably still propose using hinkley/shoebox style lights, similar to those used on the front of the building. He also proposed the installation of LED strips to up-light the underside of the awning. He said he had never seen such lighting but hoped the Board would allow him to explore the idea as he thought it would look good. C. Alexander asked for the depth of the awning and Mr. Adamson responded it was 8 feet. In response to a question from B. Crawford, he said the depth of existing steps is 4 feet. C. Alexander noted that the area he was proposing to illuminate would require a lot of illumination. Mr. Adamson acknowledged his challenge is how to light the area without creating a strobe effect. He said he hoped that by up-lighting the awning he would be able to avoid hot spots and create a soft, more indirect warm light. He said he was requesting, at a minimum, 3 wall pack lights on the back of the building. He said his thoughts have changed from the RLMs he suggested in his application. A. Bartenstein asked if there shouldn't be a light to illuminate the pedestrian door and C. Alexander noted, that though difficult to see, the elevation drawing showed a goose neck light above that door. Mr. Adamson then said that he was proposing placing the wall boxes above the sign and on either side of the double doors. A. Bartenstein suggested it might be worth considering lighting that does not illuminate the entire loading dock. C. Alexander asked how much lighting is actually needed and Mr. Adamson responded that he just wanted safety/accent lighting, specifically in the winter. In response to a question from B. Crawford, Mr. Adamson clarified that the blue awning would run across the entire width of the rear of the building. He then explained the screening mesh across the base of the loading dock would be a 4" crosshatch to keep trash out and allow for airflow.
- 3) Public Comment – None
- 4) Board Discussion & Decision – C. Alexander suggested the Board work through the proposal in sections, beginning with the roof. There was brief discussion about the proposed skylight. Mr. Adamson clarified it would be finished in a bronze color, located in the center of the building at the roof ridge and not very noticeable.
- **C. Alexander moved to approve the white TPO membrane for the roof. B. Crawford seconded and the motion passed unanimously. (4-0)**
 - **E. Teaff moved to approve the elevator over-run with a top hat structure to extend 4' above the existing roof and to be painted to match the roof membrane. C. Alexander seconded and the motion passed unanimously. (4-0)**
 - **E. Teaff moved to approve painting the gutters a white color of the applicant's choice, to be decided as he gets into the façade of the building. B. Crawford seconded and the motion passed unanimously. (4-0)**
 - **E. Teaff moved to approve the skylight as presented. B. Crawford seconded and the motion passed unanimously. (4-0)**

Nelson Street elevation

- **B. Crawford moved to approve the black steel storefront glass units and black door on the first level. E. Teaff seconded.** A. Bartenstein questioned approving colors before knowing whether the brick would remain natural or be painted. Mr. Adamson proposed uncovering the brick and doing his best to work with what he finds. He said that should he find himself in the position that he believes the best option would be to paint the brick, he will return and seek approval for paint colors. He said he thinks the black steel storefront

makes sense, that the historic/modern vibe feels good, as does the black door. What he is not sure about is what would happen with the upstairs windows. He is unsure about what the best color scheme would be in that instance. He is committed to the cornice being a creamy white, similar to a mortar color, and having the banding match the cornice color. He also said there was a good argument that the windows, trim, sashes and surrounds need to match those colors as well. Board Member Bartentein said he was comfortable with that commitment **and the motion passed unanimously. (4-0)**

- **B. Crawford moved to approve the concrete ramp/entryway and handrail with the understanding that the stone will be reused if possible. C. Alexander asked that the motion include a request for full design details for the handrail. E. Teaff seconded the motion to approve the concrete ramp, with the understanding that the existing stone will be reused if possible and that the full design details for the handrail will be submitted for review and approval at a later date. The motion passed unanimously. (4-0)**
- Mr Adamson pledged to do his best to match the brick color, texture, size and scale and to come back for approval if he believes he needs to paint the natural brick. **C. Alexander moved to approve removing the siding to explore the existing brick in hopes that it can be maintained and to construct a new center pier of matching brick. E. Teaff seconded and the motion passed unanimously. (4-0)**
- **C. Alexander moved to approve that 1) the existing second floor windows be restored and repainted a white color and 2) the metal cornice be repaired and repainted, as shown in the elevation drawing included in the application. E. Teaff seconded and the motion passed unanimously. (4-0)**
- **C. Alexander moved to approve the wall sign for the front of the building and its placement on the center pier as proposed in the elevation drawing included in the application. E. Teaff seconded and the motion passed unanimously. (4-0)**
- C. Alexander noted the applicant is proposing 3 rectangular, black downlights, to scale, which were not included in the application and proposes locating one on each of the exposed piers. **B. Crawford moved to accept the lighting as proposed and E. Teaff seconded.** Mr. Adamson added that he was also requesting some accent lighting underneath the covering of the recessed area. **The motion passed unanimously. (4-0)**

In summation of the approvals for the front of the building, Chair Alexander indicated that it would be nice if the applicant could show the Board where the lights end up, but the most important items were the placement and design of the handrail and if he entertains deviating from the natural brick façade.

Rear of the building

- **B. Crawford moved to accept the proposed improvements to the rear of the building as presented in the application. C. Alexander seconded and the motion passed unanimously. (4-0)**

There was additional discussion of the LED up-lighting of the rear awning proposed by the applicant earlier in the meeting. Board Members Alexander and Crawford stated they would like to reserve approval of this lighting option pending review. There seemed to be general agreement that the applicant could entertain various lighting options for this area and return

for the Board's final review and approval.

OTHER BUSINESS:

- A. Discussion of moving meeting time from 4:30 p.m. to 5:00 p.m. – A. Glaeser explained that a Board Member had made the request due to a work related scheduling conflict. **C. Alexander moved to change the meeting start time from 4:30 to 5:00 p.m. effective March 17, 2022. E. Teaff seconded and the motion passed unanimously. (4-0)**

ADJOURN:

The meeting adjourned at 5:45 p.m.

C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-04 Wall Plaques on Four Downtown Buildings**

Project Name	New Wall Plaques for 4 Historic Downtown Preservation District locations
Property Location	30 N. Main Street; 21 N. Main Street; 16 N. Main Street; 11 S. Jefferson Street;
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owners:	Lexwood Property II, LLC; Mr. & Mrs. Enrico de Alessandrini; Victoria Goodhart; White Column Inn, LLC
Applicant	Dr. Sascha Goluboff

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for four new minor signs to be located at 30 North Main Street, 21 North Main Street, 16 North Main Street, and 11 South Jefferson Street.

*Existing conditions**30 N. Main Street*

21 N. Main Street



16 N. Main Street



11 S. Jefferson Street



Lexington, VA Historic Downtown Preservation District COA
COA 2022-04 Wall Plaques on Four Downtown Buildings

Existing Historic Lexington Foundation plaque at 21 N. Main Street



At the property owners' request, the applicant is proposing a second, smaller minor sign at 21 N. Main Street to indicate that it is a private residence, in addition to the requested plaque.

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.



OFFICE OF COMMUNITY-
BASED LEARNING

"Cultivating Community through Collaboration"

February 28, 2022

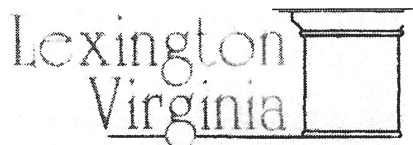
Dear Members of the Architectural Review Board,

I am submitting a request to place plaques on three historic buildings downtown. These plaques highlight the Black businesses that existed in these structures during Segregation. Information on the plaques is based upon the research that my students and I conducted in my class "Community-Based Learning 100: Introduction to Community-Based Learning, Unheard Voices of Black Lexington." Last year, students curated a digital story map of Black-owned businesses downtown (<https://go.wlu.edu/lexblackbusiness>). This year, we plan to make this history a physical presence through signage. Each sign will be 8x10 with a laminated front in full color and a metal backing, secured with four screws at each corner. This is the same style as the Historical Lexington Foundation plaques. Please find enclosed an application form for each plaque, a paper copy of each plaque, and a photo of the plaque's placement on the building. I will bring a demo of the materials to the meeting.

Thank you,

A handwritten signature in black ink, appearing to read 'Sascha Goluboff'.

Sascha Goluboff, PhD, MFA
Director of the Office of Community-Based Learning
Professor of Cultural Anthropology
Washington and Lee University
Lexington, Virginia



www.lexingtonva.gov

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

Address: 204 West Washington Street Email: goluboffs@wu.edu

Applicant's Signature:  Date: 2/28/22

Property Owner

Name: Richard Macher Phone: 540-397-3097

Address: 180 Church Ave SW Roanoke VA²⁴⁰¹¹ Email: rmacher@macados.net

Owner's Signature:  Date: 2-17-2022

Architect/Designer

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

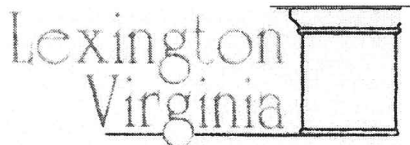
Address: 204 W. Washington Street Email: goluboffs@wlu.edu

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.



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

www.lexingtonva.gov

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

Address (or location description): 30 N. Main Street

Tax Map: 16 1 59 Deed Book and Page #: 0

Acreage: 0.11 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Macados Restaurant

Historical Name of Building: Wilson-Walker House

Approximate Age of Building: 100 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:

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Remodeling or renovation of the exterior of a building <input type="checkbox"/> Total restoration of the exterior of a building <input type="checkbox"/> Removal of any architectural element <input type="checkbox"/> Painting of any building exterior <input type="checkbox"/> Cleaning of wall surfaces or architectural elements <input type="checkbox"/> Repair of all surfaces or architectural elements <input type="checkbox"/> Any removal, alternation, repair, or construction of amenities such as fences or walls <input type="checkbox"/> Demolition of part or all of an existing building <input type="checkbox"/> Moving a building (complete Part III) <input type="checkbox"/> Construction of a new building (complete Part III) <input type="checkbox"/> Construction of any addition to an existing building (complete Part III) | <p>Application to place an historical marker on the external wall of the building facing the street</p> |
|---|---|

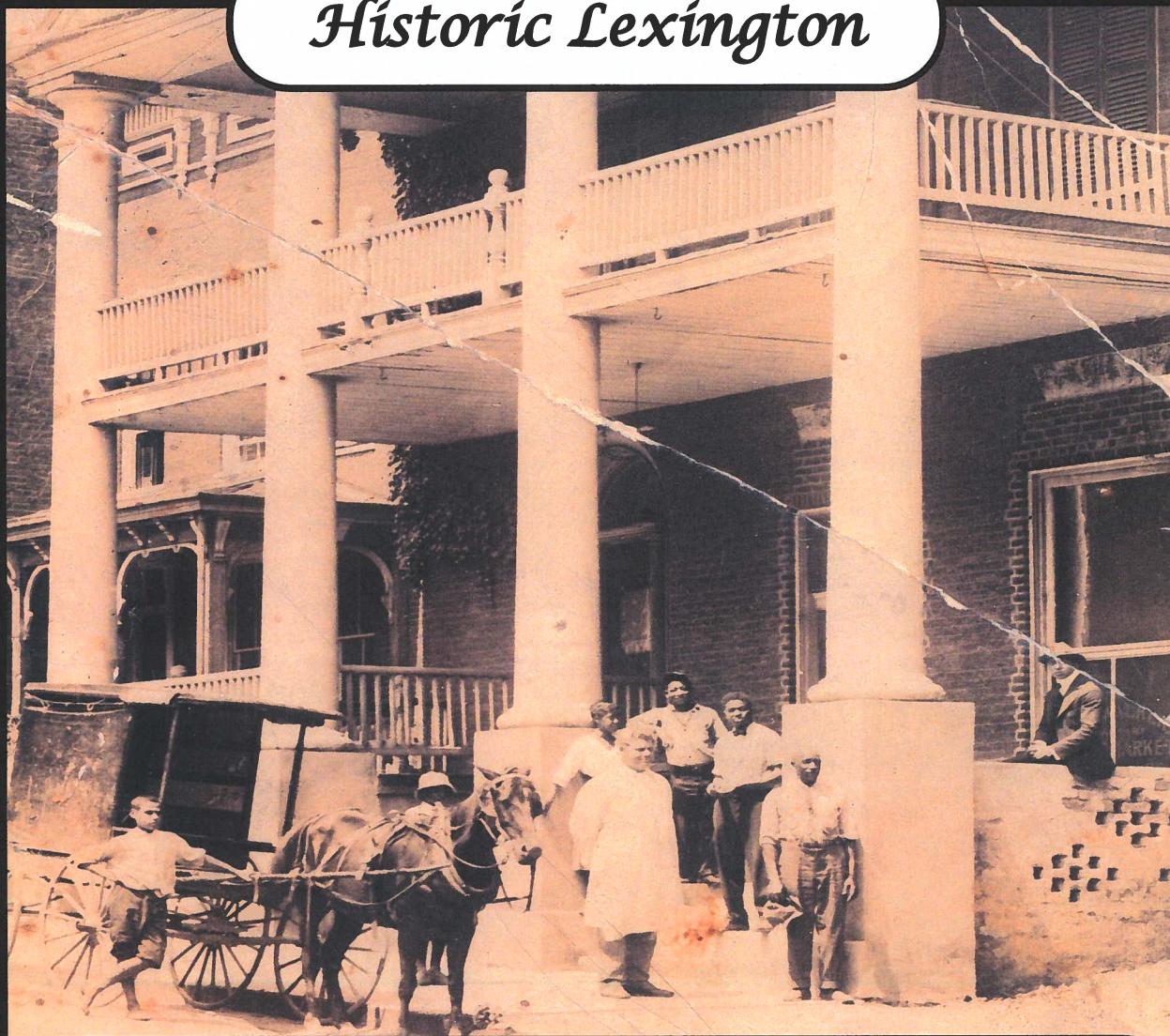
II. For **ALL** projects, please attach the following:

- 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

Historic Lexington

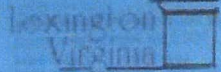


Walker and Wood Brothers Meat Market

Harry Lee Walker, a prominent Black business man, operated the first slaughterhouse in the area and bought this building in 1911 to establish his butcher shop as the Lexington Market. He had an exclusive contract with VMI to provide the mess hall with “fresh meats,” including beef, mutton, pork, sausage, liver, and veal. In 1917, Harry and his wife Eliza Bannister Walker, a local activist for the rights of women, children, and the poor, purchased Blandome, the grand Italianate style home at the top of Henry Street. In the 1920s, Harry added Clarence Wood and his brother Joseph to the business after Clarence married Harry’s daughter Nannie. The establishment became known as Walker and Wood Brothers Meat Market. It provided groceries and any kind of meat from steaks to Virginia hams, their most famous item. Harry died in 1941, and his descendants sold the market building in 1983.

30 N. Main





www.lexingtonva.gov

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

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS -
HISTORIC DISTRICT**

Applicant¹

Name: Dr. Sascha Goluboff Phone: 540-460-4352
Company: Washington and Lee University Fax: _____
Address: 204 West Washington Street Email: ggoluboffs@wu.edu
Applicant's Signature: _____ Date: _____

Property Owner

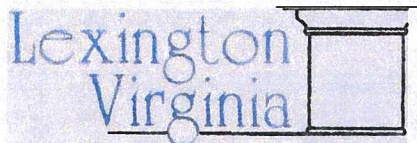
Name: Mr. and Mrs. Enrico de Alessandrini Phone: 917-825-3324
Address: 21 N. Main Street, Lexington VA Email: ellenmath@gmail.com
Owner's Signature: Enrico de Alessandrini Date: 2/24/22

Architect/Designer

Name: Dr. Sascha Goluboff Phone: 540-460-4352
Company: Washington and Lee University Fax: _____
Address: 204 W. Washington Street Email: goluboffs@wu.edu

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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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

Address: 204 West Washington Street Email: goluboffs@wu.edu

Applicant's Signature:  Date: 2/28/22

Property Owner

Name: Mr. and Mrs. Enrico de Alessandrini Phone: _____

Address: 21 N. Main Street, Lexington VA Email: ellenmath@gmail.com

Owner's Signature: _____ Date: _____

Architect/Designer

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

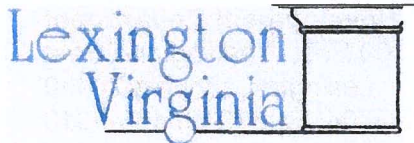
Address: 204 W. Washington Street Email: goluboffs@wlu.edu

Administration

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Lexington, Virginia 24450
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www.lexingtonva.gov

Proposal Information^2 (attach list of properties if request includes multiple properties)

Address (or location description): 21 N. Main Street, Lexington VA

Tax Map: 21 1 204 Deed Book and Page #: Deed Book 1

Acreage: 0.14692 Zoning (attach any existing conditions or proffers):

None. Private Residence

Property Doing Business As:

Historical Name of Building: Jacob Ruff House

Approximate Age of Building: 190 Applicant seeking Federal Tax Credit: [] Yes [X] 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:

- [X] 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)

Attaching an additional sign about the building's historical significance and a sign that says "private residence." They will go on the road-facing exterior wall.

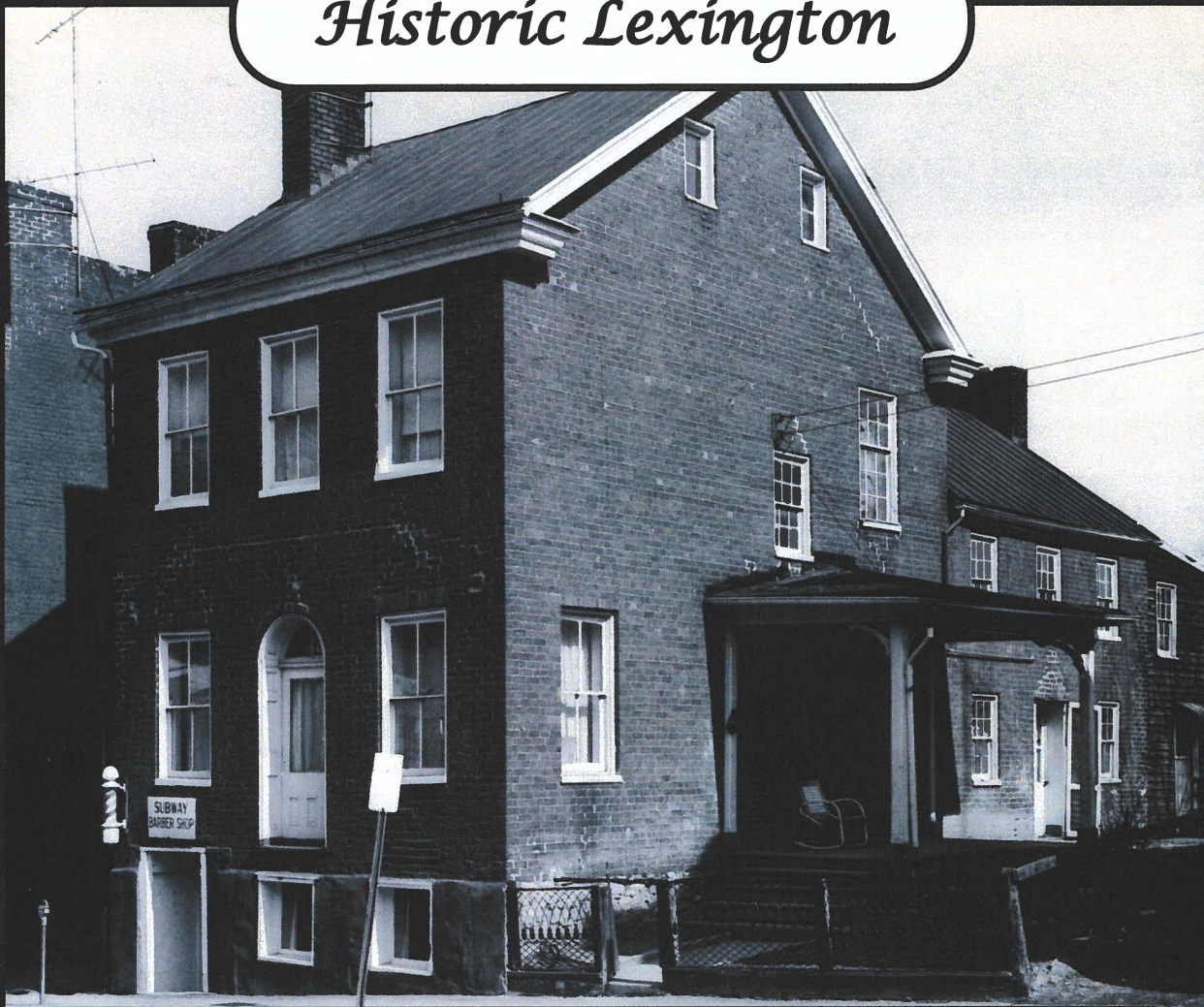
II. For ALL projects, please attach the following:

- [] 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

Historic Lexington



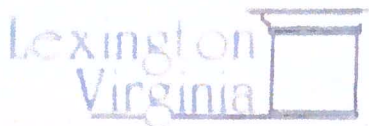
The Subway: Joe Wood's Barbershop

In the basement of this building, Joe Wood ran a popular barbershop called “The Subway” for Black residents. Joe Wood and his brother Clarence, prominent Black entrepreneurs, bought the property in 1928, and they were co-proprietors with Harry Walker of the Walker and Wood Brothers Meat Market across the street. The Wood family sold the property to the Historic Lexington Foundation in 1972. Known as the Jacob Ruff house, this building was constructed in 1829 and has had the following owners: John Ruff (until 1850); Jacob Ruff (until 1870); Henry Davidson (until 1879); Samuel M. Dold, David Graham, and Mary Graham (until 1889); Tate and Maria Sterrett (until 1890); W.H. Pierson (until 1928); Joe and Clarence Wood (until 1972); the Historic Lexington Foundation (until 1974); G. Otis Mead III and Sue Ann B. Mead (until 2014); and Charles R. and Kimberlee S. Cory (until 2019).

Private Residence

21 N. Main





www.lexingtonva.gov

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Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: _____ Fax: _____

Address: Washington and Lee University Email: _____

Applicant's Signature:  goluboffs@wu.edu
Date: 3/4/22

Property Owner

Name: Kit and Marcy Wood Phone: 704-654-7824

Address: 2720 Giverny Dr. Charlotte, NC 28226 Email: _____

Owner's Signature: Marcy Wood marcywood@icloud.com
Date: 3/3/22

Architect/Designer

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

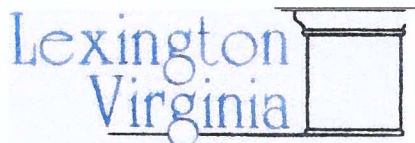
Address: _____ Email: _____

204 W. Washington Street goluboffs@wlu.edu

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 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): 16 N. Main Street

Tax Map: 16 1 55 Deed Book and Page #: 3

Acreage: 0.0975 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Sugar Maple Trading Company

Historical Name of Building: _____

Approximate Age of Building: 200 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:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Remodeling or renovation of the exterior of a building | Adding a sign about the historical significance to the road-facing exterior |
| <input type="checkbox"/> Total restoration of the exterior of a building | |
| <input type="checkbox"/> Removal of any architectural element | |
| <input type="checkbox"/> Painting of any building exterior | |
| <input type="checkbox"/> Cleaning of wall surfaces or architectural elements | |
| <input type="checkbox"/> Repair of all surfaces or architectural elements | |
| <input type="checkbox"/> Any removal, alternation, repair, or construction of amenities such as fences or walls | |
| <input type="checkbox"/> Demolition of part or all of an existing building | |
| <input type="checkbox"/> Moving a building (complete Part III) | |
| <input type="checkbox"/> Construction of a new building (complete Part III) | |
| <input type="checkbox"/> Construction of any addition to an existing building (complete Part III) | |

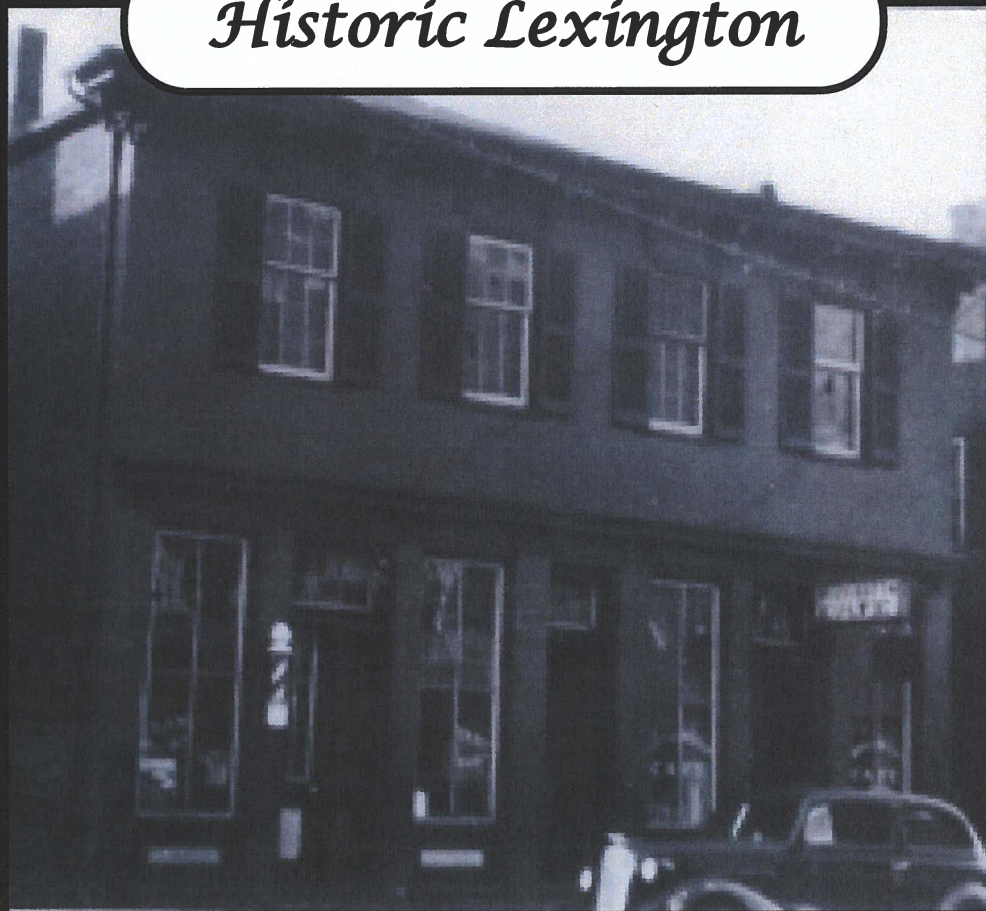
II. For **ALL** projects, please attach the following:

- 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

Historic Lexington

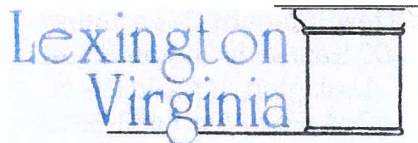


The Washington Café and Franklin's Barber Shop

In 1907, the local chapter of the Odd Fellows, a Black fraternal organization, purchased this building and rented out the ground floor. Sisters Estelle and Edna Washington opened the Washington Café on one side, while Charles Franklin operated Franklin's Barber Shop on the other. The Café was the only eatery in Lexington featured in *The Negro Motorist Green Book*, a guide for Black tourists during segregation. The Odd Fellows sold the building in 1963.

16 N. Main





www.lexingtonva.gov

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

Address: 204 West Washington Street Email: goluboffs@wu.edu

Applicant's Signature:  Date: 2/28/22

Property Owner

Name: Ms. Victoria Goodhart Phone: 540-460-8174

Address: PO Box 927, Lexington VA 24450 Email: vgoodhart@gmail.com

Owner's Signature:  Date: 2-24-22

Architect/Designer

Name: Dr. Sascha Goluboff Phone: 540-460-4352

Company: Washington and Lee University Fax: _____

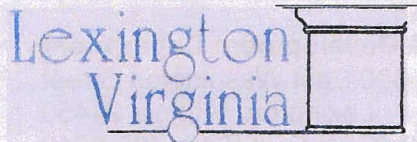
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Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 11 S. Jefferson

Tax Map: 23 1 63 Deed Book and Page #: 153

Acreage: 0.068 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Rockbridge Area Democrats

Historical Name of Building: Dr. Pleasants' Office

Approximate Age of Building 70 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:

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Attaching a sign about the building's historical significance to the road-facing exterior wall

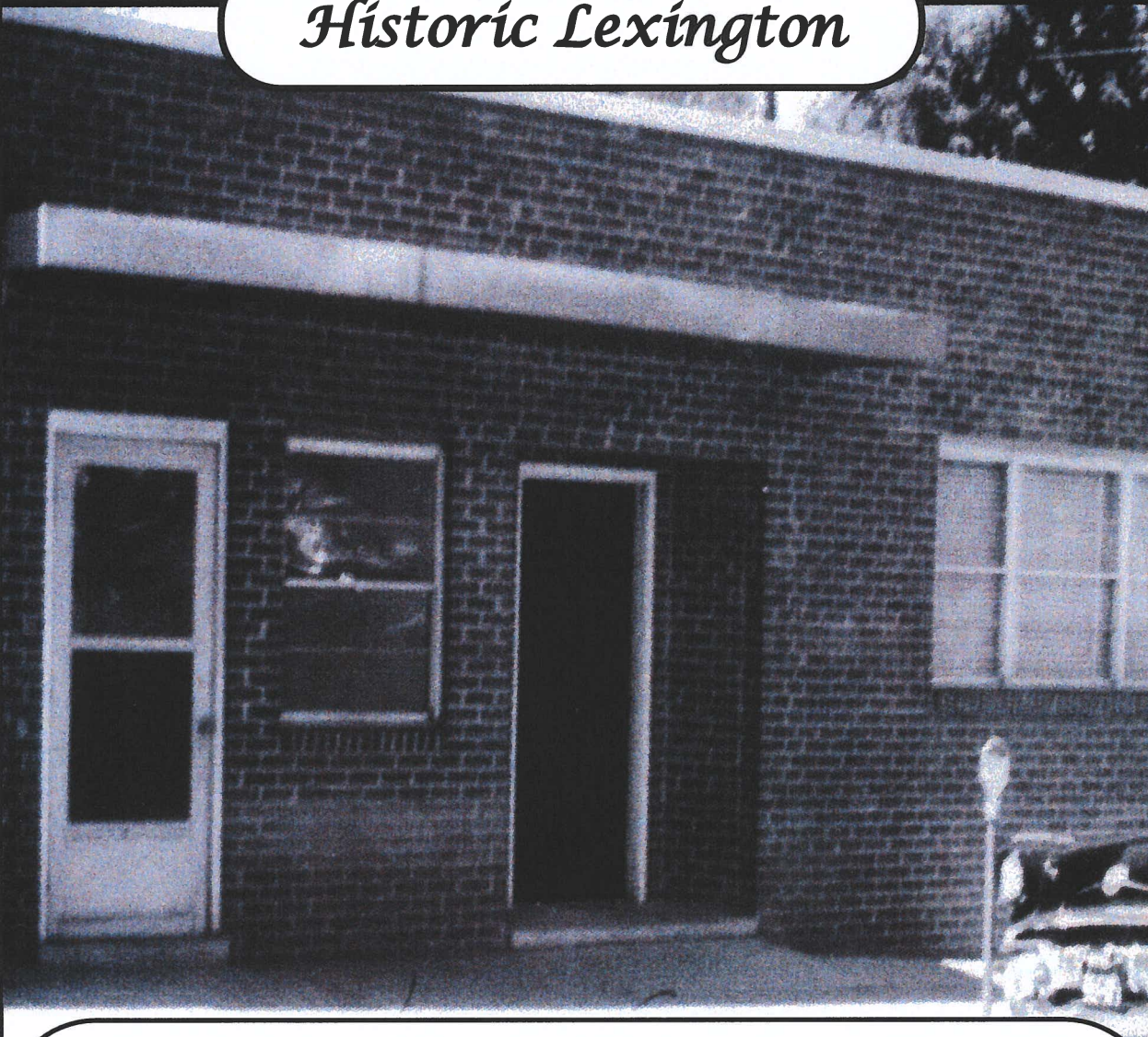
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Historic Lexington



The Medical Office of Dr. Alfred Pleasants, Sr. and Dr. Alfred Pleasants, Jr.

Alfred W. Pleasants, Sr., a prominent Black physician, purchased this building in September of 1912 in order to move his medical practice out of his home at 214 Massie Street. Dr. Pleasants, Sr. received his medical degree from Shaw University-Leonard Medical School in Raleigh, North Carolina. After his death in 1940, his son Alfred W. Pleasants, Jr. took over the practice and remodeled the building in 1954. Dr. Pleasants, Jr. received his medical degree from Meharry Medical College in Nashville, Tennessee. Like his father, Dr. Pleasants, Jr. served a primarily poor, white clientele. He was also responsible for delivering many of the white and Black babies in the Rockbridge area, going on house calls for such services since Black doctors were not allowed to see patients at Stonewall Jackson Hospital due to segregation policies. Dr. Pleasants, Jr. eventually sold the building in July of 1988, two years before his death.

11 S. Jefferson

