



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, November 2, 2023 at 5:00 P.M.
Second Floor Conference Room, Lexington City Hall
300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. October 5, 2023 Minutes*
4. NEW BUSINESS:
 - A. COA 2023-35: an application by Greg & Elizabeth Raetz for a Certificate of Appropriateness for exterior improvements at 23-25 N. Main Street, Tax Map #16-1-66, owned by Greg & Elizabeth Raetz.**
 - 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, October 5, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: A. Bartenstein, Vice-Chair
J. Goyette
I. Small
B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Caroline Alexander, Chair
J. Taylor, Alternate A

CALL TO ORDER:

A. Bartenstein called the meeting to order at 5:00 p.m.

AGENDA:

The agenda was unanimously approved as presented. (J. Goyette / I. Small)

MINUTES:

The minutes from the September 21, 2023 were unanimously approved as presented. (J. Goyette / B. Crawford)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2023-34: an application by Justin Smith for a Certificate of Appropriateness for new signage for Bigger Chicken Apparel at 121 W. Nelson Street, Tax Map #23-1-50, owned by Greentree Partners I, LLC.

- 1) Staff Report – This was an application for a new projecting sign and three new window signs for Bigger Chicken Apparel at 121 W. Nelson Street. The proposal was for a 36” x 36” die-cut metal projecting sign featuring the business name and logo in raw metal, and three vinyl window decals covering a combined 6 square feet of door and storefront window glass. The projecting sign would be hung from the existing bracket. The window decal graphics and text would be primarily in a powder blue color on a transparent background. Staff provided the vinyl sample and metal sample included with the application for the Board to review, directed the Board members’ attention to the sign renderings provided by the applicant, and stated the proposal met the zoning criteria.
- 2) Applicant Statement –Responding to questions from B. Crawford and J. Goyette, sign designer Donelle Dewitt confirmed the metal sign was unpainted, but had been finished with a sealant to prevent rusting and the sealant had a matte finish. When asked about the vinyl color choice, Ms. Dewitt indicated she had suggested a stronger blue for the window signs but the business owner

had opted for the lighter color because he felt it was more in keeping with the interior color scheme. Ms. Dewitt pointed out that a very small amount of black vinyl would be included in the QR code portion of one of the window decals.

- 3) Public Comment – None
- 4) Board Discussion & Decision – I. Small made the observation that the light blue color of the vinyl might be difficult to see, but he thought the proposal was otherwise appropriate. Ms. Dewitt argued the size of the signs was the problem and indicated she had initially designed them to be larger, which she believed looked better. Director Glaeser pointed out that the zoning ordinance limits window signs in the C-1 zoning district zoning to the lesser of 20% of window area or 6 square feet. He noted it was the applicant’s choice to divide the allowed area between three signs. **B. Crawford moved to approve the application as presented. J. Goyette seconded and the motion passed unanimously. (4-0)**

OTHER BUSINESS:

Director Glaeser reported the October 19th meeting would be canceled as the Planning Department had received no applications to be reviewed.

ADJOURN:

The meeting adjourned at 5:09 p.m. (I. Small / J. Goyette)

A. Bartenstein, Vice-Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-35 23-25 N. Main Street Exterior Improvements**

Project Name	Exterior improvements at 23-25 N. Main Street
Property Location	23-25 North Main Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Greg & Elizabeth Raetz/Greg & Elizabeth Raetz

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements to the building at 23-23 N. Main Street.

23-25 North Main Street existing conditions



Currently there is a small door on the front of the building, to the left of the stairs leading to the entrance to Cindy's Salon. The applicants are requesting to replace the door with a 16" x 22" panel of horizontal, wooden spindles, similar to an existing wooden vent cover located at the Jackson House. The applicants are also requesting to install a wooden gate and post finials, matching the existing fence and gate of the Jacob Ruff House, to the right of the building, at the entrance to the sidewalk leading to the entry to upper portion of the building. Both the wooden panel and the gate would be painted Farrow and Ball 2004 Slipper Satin to match the existing trim on the subject building and the Jacob Ruff House. Paint chips and additional details for the proposed new elements are included in the application.

Lexington, VA Historic Downtown Preservation District COA
COA 2023-35 23-25 N. Main Street Exterior Improvements

Existing “small door”



Existing fence



The applicants also intend to paint the roof Tricorn Black (SW 6258) and the two entrance doors Rookwood Shutter Green (SW 2809). These colors do not require approval as there will be no change in color, but are mentioned here because they are included in the application.

ARB Considerations

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

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

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-35 23-25 N. Main Street Exterior Improvements**

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 V. Existing Buildings – Elements. beginning on page V-1, Section VI. Materials, and Section X. Painting. beginning on page X-1).

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

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: GREG & ELIZABETH RAETZ Phone: 540-460-0275

Company: LEXTULULA@GMAIL.COM Fax: _____

Address: 402 OVERLOOK CIR. LEXINGTON Email: lxtulula@gmail.com

Applicant's Signature: Elizabeth Raetz Greg Raetz Date: 10/11/2023

Property Owner

Name: GREG & ELIZABETH RAETZ Phone: 540-460-0275

Address: 402 OVERLOOK CIR LEXINGTON Email: lxtulula@gmail.com

Owner's Signature: Elizabeth Raetz Greg Raetz Date: 10/11/2023

Architect/Designer

Name: _____ Phone: _____

Company: _____ Fax: _____

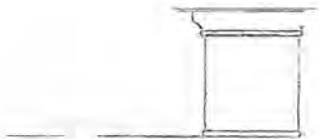
Address: _____ Email: _____

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.



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): 23-25 N. MAIN ST.

Tax Map: 23-25 N MAIN ST Deed Book and Page #: DB 428/315

Acres: LOT 50X87 Zoning (attach any existing conditions or proffers): HISTORIC DISTRICT

Property Doing Business As: _____

Historical Name of Building: JOHN RUFF HOUSE

Approximate Age of Building: 1811 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:

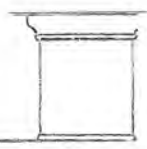
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal,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



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

www.lexingtonva.gov

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: \$120

Case Number: ^{HD} ARB-COA- 2023 - 35

Date Received: 10-16-2023 Received By: Arne

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: _____

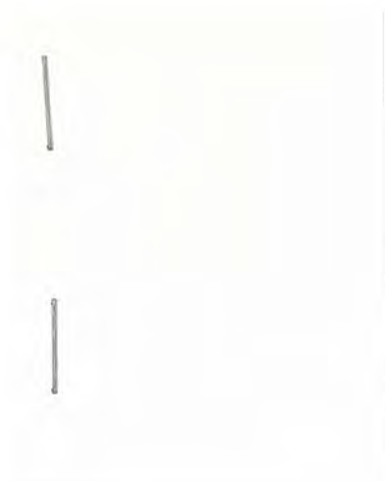
Chairperson, Architectural Review Board Date



SW 6258 Tricorn Black
Roof



SW 2809 Rookwood Shutter Green
Exterior Doors
No Change in Color



Farrow and Ball 2004
Slipper Satin
Exterior Trim,
Fence and Gate (NEW) see attached
This color has been approved for the
Jacob Ruff House





This is the vent cover at the Jackson House. It is a wooden panel with spindles installed horizontally. We would like to replicate this existing vent cover to replace a small door on the front of our building. The size of our opening is 16" x 22" and the color will be Farrow and Ball 2004 consistent with the rest of our trim.



②

This is the gate at the Jacob Ruff House. We would like to replicate this existing gate and post finials and install on the right front side of our building at the entrance to our sidewalk to the rear. It will be the Farrow and Ball 2004, consistent with the rest of our trim. When finished, it will be totally consistent with the existing fence and gate of the Jacob Ruff House.

