



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, February 15, 2024 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. January 4, 2024 Minutes*
4. NEW BUSINESS:
 - A. **COA 2024-04: an application by Paul Kosmas for a Certificate of Appropriateness for exterior improvements at 17 N. Randolph Street, Tax Map #24-1-3, owned by Suzanne Kosmas.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2024-05: an application by Alexander Thymmons for a Certificate of Appropriateness for new signage for Lexington Cigars & Lounge at 158 S. Main Street, Tax Map #23-1-198A, owned by Taylor Woody, Jr.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - C. **COA 2024-06: an application by Arthur Bartenstein for a Certificate of Appropriateness for the demolition of an accessory structure at 104 White Street, Tax Map #22-12-5C, owned by Arthur Bartenstein.**
 - 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 4, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Caroline Alexander, Chair
Arthur Bartenstein, Vice-Chair
Ian Small
Jessie Taylor, Alternate A

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Julie Goyette
Barbara Crawford, Alternate B

CALL TO ORDER:

C. Alexander called the meeting to order at 5:00 p.m.

AGENDA:

The agenda was unanimously approved as presented. (I. Small / A. Bartenstein)

MINUTES:

The minutes from the December 7, 2023 were unanimously approved as presented. (I. Small / A. Bartenstein)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-01: an application by Cindy Sparks for a Certificate of Appropriateness for new signage for Mulberry's DIY Workshop at 25 W. Nelson Street, Tax Map #16-1-50, owned by Jeannette Craft Ewing LT.

- 1) Staff Report – This was a request for a new projecting sign and a new door sign for Mulberry's DIY Workshop at 25 W. Nelson Street. The proposal was for a 36" x 36" x 19mm doubled-sided projecting sign made of expanded PVC with digital decals applied to both sides and painted edges. The sign would feature the business name and logo in white (Benjamin Moore CW-10) on a dark gray (Benjamin Moore Iron Mountain 2134-30) background. It would be hung from the existing bracket and would not be illuminated. The proposal for the door sign was a vinyl decal applied to the window glass with the business logo in white on a transparent background. Staff found the proposal met the zoning criteria.
- 2) Applicant Statement – None
- 3) Public Comment - None
- 4) Board Discussion & Decision – After some discussion about what appeared to be a discrepancy between the "Iron Mountain" color sample provided by the applicant and the

plum color shown on the photoshopped version of the projecting sign, **I. Small moved to approve the projecting sign with the “Iron Mountain” background color specified in the application. J. Taylor seconded and the motion passed unanimously. (4-0) I. Small moved to approve the door sign as presented. J. Taylor seconded and the motion passed unanimously. (4-0)**

B. COA 2024-02: an application by Stephanie Wilkinson for a Certificate of Appropriateness for a new projecting sign for ZUNZUN at 11 E. Washington Street, Tax Map #23-1-198A, owned by Philip Clayton.

- 1) Staff Report – This was a request for a new projecting sign at 11 E. Washington Street for the rebranding of the Red Hen restaurant. The applicant was seeking to replace the existing projecting sign with a 30” x 30” ZUNZUN sign made from pressure-treated wood, cut to the shape of a hummingbird and painted in a glossy exterior paint in “Classic Blue” (Pantone 19-4052). The sign would hang from the existing bracket, be illuminated by the existing light fixture, and as with the current Red Hen sign, would contain no text. Staff found the request met the zoning criteria.
- 2) Applicant Statement – Applicant Stephanie Wilkinson provided a paint sample for the Board’s review. She confirmed the request was for the new projecting sign only. The Red Hen signage on the window glass would be removed and she had not yet decided what to do about the Red Hen branding on the existing awning. She said the sign would be oriented facing the street with the head and wing serving as attachment points to the bracket.
- 3) Public Comment - None
- 4) Board Discussion & Decision – **A. Bartenstein moved to approve the application as presented. I. Small seconded and the motion passed unanimously. (4-0)**

C. COA 2024-03: an application by Hugh Latimer for a Certificate of Appropriateness for exterior improvements at 0 Lee Avenue, Tax Map #16-1-40, owned by Washington & Lee University.

- 1) Staff Report – This was a request to fully replace the asphalt shingle roof on the Chi Psi fraternity at 0 Lee Avenue (the former Ann Smith School). The proposal was to repair/replace the roof sheathing and flashings and replace the roofing felts and install new GAF Timberline “Pewter Gray” shingles to match the roofs of the adjacent W&L buildings.
- 2) Applicant Statement – Applicant and Washington & Lee Architect Hugh Latimer said the color of the new shingles was chosen to match the color of the roofing of nearby buildings such as Evans Hall and the garage at the President’s House. He provided the Board with a full-size sample shingle to review and indicated any new flashing would be white.
- 3) Public Comment - None
- 4) Board Discussion & Decision – **I. Small moved to approve the application as presented. J. Taylor seconded and the motion passed unanimously. (4-0)**

OTHER BUSINESS:

There was a brief discussion which touched on architectural and design choices made for new buildings on the UVA and W&L campuses and ARB oversight of ADUs in the historic districts.

ADJOURN:

The meeting adjourned at 5:16 p.m. (A. Bartenstein / I. Small)

C. Alexander, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA
COA 2024-04 – 17 N. Randolph Street Exterior Improvements

Project Name	Exterior Improvements at 17 N. Randolph Street
Property Location	17 North Randolph Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Suzanne Kosmas / Paul Kosmas

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) to replace windows and to modify the walkway at 17 N. Randolph Street. There are currently multiple window styles of varying construction and materials represented on the building. In an effort to achieve a consistent window style/form throughout the building, the applicant is proposing “Cottage” style double-hung, three over one vinyl windows (United Window & Door, Series 7400) with a green exterior to most closely match the original windows on the second floor. The applicant intends to initially replace the twelve windows on the ground floor but is also seeking approval to replace the second floor windows with the same window model at a later date. The applicant would also like to extend the existing concrete ramp/warp at the front of the building to meet the existing entry way to provide ADA accessibility.

17 N. Randolph Street existing conditions



Staff Report
Lexington, VA Historic Downtown Preservation District COA
COA 2024-04 – 17 N. Randolph Street Exterior Improvements



**Lexington, VA Historic Downtown Preservation District COA
COA 2024-04 – 17 N. Randolph Street Exterior Improvements**

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.

(Applicable sections of the Lexington Design Guidelines are:

Section V.B Guidelines for Existing Buildings – Elements. Windows on pages V-2 -- V-4.)

<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 Comment

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: PAUL KOSMAS Phone: 460-0069
 Company: N/A Fax: /
 Address: 13 WHITMORE ST. Email: PKOSMAS@GMAIL.COM
 Applicant's Signature: [Signature] Date: 1/24/24

Property Owner
 Name: SUZANNE KOSMAS Phone: 386-689-2147
 Address: 257 MINORCA BOULEVARD, 1301 Email: SMKOSMAS@GMAIL.COM
NEW SMYRNA FL 32169
 Owner's Signature: [Signature] Date: 1/31/2024

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.

NON REFUNDABLE



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): 17 N. RANDOLPH ST. LEXINGTON

Tax Map: 24 13 Deed Book and Page #: 040003899

Acreage: .0899 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: N/A

Historical Name of Building: N/A

Approximate Age of Building: 102 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

1/30/2021

Re: 17 N Randolph application

Request for window replacement and sidewalk modification

Dear ARB members,

I am here to request that we be permitted to replace the existing ground floor windows at 17 N Randolph with new windows, and to modify the sidewalk to extend the existing handicap accessible ramp to meet the existing entryway.

There are currently 12 windows in 5 different styles, ranging in construction and style from the 70's to the 2000's. They include vinyl, aluminum, wood clad in their materials. Please see the attached pictures for reference.

I would like to replace all 12 existing windows to most closely match the original windows on the second floor, and to be consistent in style and form throughout. This is a "Cottage" style double hung, with 3 vertical panes on the top sash and a single pane on the bottom sash. Please see "before" picture for reference.

I will be retaining the existing color scheme of the exterior of the building, green trim and a sand color stucco, which were previously approved by the ARB and will not be changed.

For the sidewalk, we would like to extend the existing handicap accessible ramp/warp that is original to meet the existing entryway. Please see the attached photo for reference. It is required to meet the ADA standards for that ingress/egress.

Thank you for your time and consideration!

Kind regards
Paul Kosmas

A handwritten signature in black ink that reads "Paul Kosmas". The signature is written in a cursive, flowing style.



7400 SERIES

The 7400 Series with 3/4" warm-edge, insulated glass is designed to meet Energy Star ratings in all climate zones.

With a bold bevel and stylishly designed frame, the 7400 Series comes with a lifetime, non-prorated warranty that covers both residential and commercial applications.

A versatile and meticulously designed window, the 7400 boasts modern sightlines, solid performance, and a variety of styles and options to complete any project.

REPLACEMENT

- 3-1/4" Deep Beveled Frame
- Commercial Grade Constant Force Balances
- Continuous Head & Sill (For Twins & Triples)

prorated warranty that covers both residential and commercial applications.

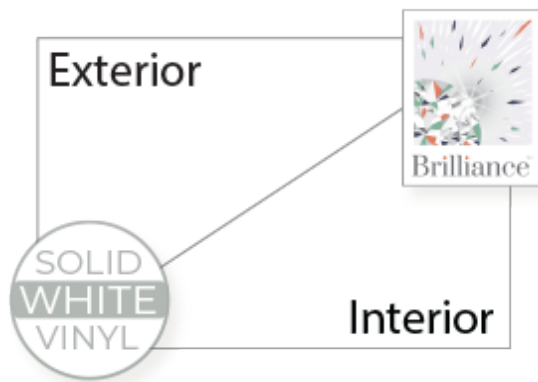
A versatile and meticulously designed window, the 7400 boasts modern sightlines, solid performance, and a variety of styles and options to complete any project.

REPLACEMENT

- 3-1/4" Deep Beveled Frame
- Commercial Grade Constant Force Balances
- Continuous Head & Sill (For Twins & Triples)
- Heavy-duty Half Screen
- 3/4" Warm Edge Insulated Glass
- Available as Picture & Slider
- Optional Upgrades: *Energy Star Rated, LowE & Argon Insulated Glass, Balance Covers, Structural Mullions (For Commercial Applications) Heavy-duty Full Screen or Extruded Aluminum, Locking Half Screen*



COLORS



White / White

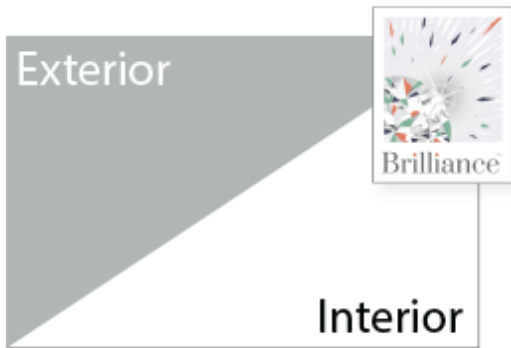
White Exterior / White Interior
Brilliance™ Solid White Vinyl



Black / White

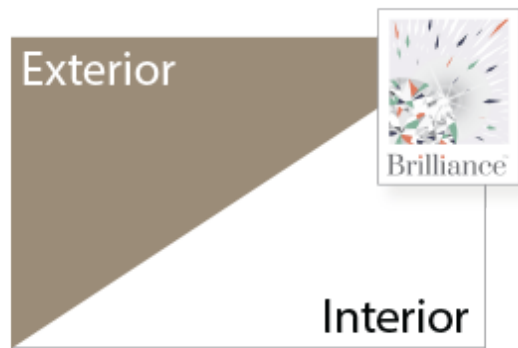
Onyx™ Black Acrylic Coextrusion Exterior with
Brilliance™ Solid White Vinyl Interior

– **Semi-Bold Collection**



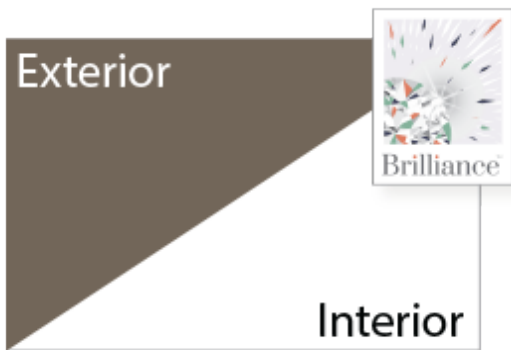
Gray / White

Gray Exterior with *Brilliance™* Solid White Vinyl Interior



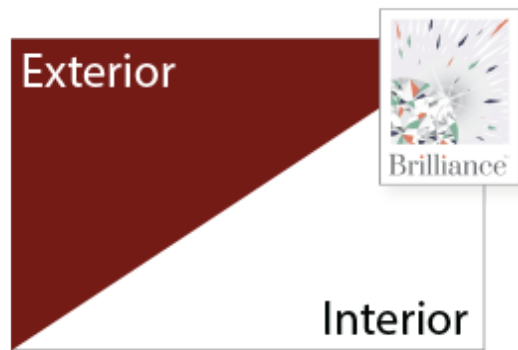
Clay / White

Clay Exterior with *Brilliance™* Solid White Vinyl Interior



Sable / White

Sable Exterior with *Brilliance™* Solid White Vinyl interior



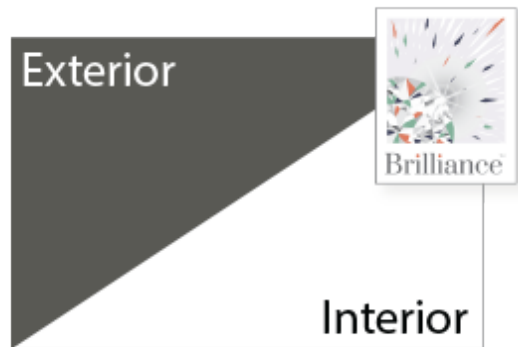
Brick Red / White

Brick Red Exterior with *Brilliance™* Solid White Vinyl Interior



Green / White

Green Exterior with *Brilliance™* Solid White Vinyl Interior



Anthracite Grey / White

Anthracite Gray Exterior with *Brilliance™* Solid White Vinyl Interior



Lowe's Custom Order Quote

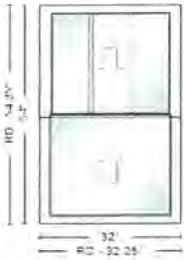
Quote # 203513603
Quote Name: green windows
Date Printed: 1/30/2024

Customer: Paul Kosmas
Email: pkosmas@gmail.com
Address: 17 N Randolph St
Lexington, VA 24450
Phone: (540) 460-0069

Store: (1528) LOWE'S OF LEXINGTON, VA
Associate: JUSTIN THOMPSON (716504)
Address: 1255 NORTH LEE HIGHWAY
LEXINGTON, VA 24450-3307
Phone: (540) 463-2284

Total Items

12



United Window & Door | Series 7400
Replacement Double Hung
32 x 54 | Ext = Green (Exterior Painted Coating)
| Int = White
Low-E7-NC | Argon | Single Strength
Grille App = Dimensional Grid Colonial | Glass
A1: Custom
Glass A1: None

Room Location: None Assigned

Line #	Item Summary	Production Time	Quantity
.00-1	United Window & Door Series 7400 Replacement Double Hung 32 x 54	49	12

Begin Line 100 Description

---- Line 100-1 ----

United Window & Door | Series 7400
Replacement Double Hung
OverallSize = 32 x 54
Operation / Venting = Operating
Unit Type = Complete
Satisfied Energy Star Zones = North Central
Overall Frame Width = 32
Overall Frame Height = 54

Glass Type = Low-E7-NC
Gas Fill = Argon
Glass Strength = Single Strength
Tempered = No
Glass Tint = None
Capillary Tubes = No
Exterior Frame Color = Green (Exterior Painted Coating)
Interior Frame Color = White
Balance Covers = No
Window Locks = Double Locks
Foam Wrap = No
Grille App = Dimensional Grid
Grille Pattern = Colonial
Glass A1: Upper Number High = 1
Glass A1: Lower Number High = 1
Glass A1: Upper Number Wide = 3
Glass A1: Lower Number Wide = 1

Delivery Method = In-Store Pick-Up
Model Number = 7400BA001
Remake = No
Room Location =

End Line 100 Description

NORTH ELEVATION



NORTH - NEW

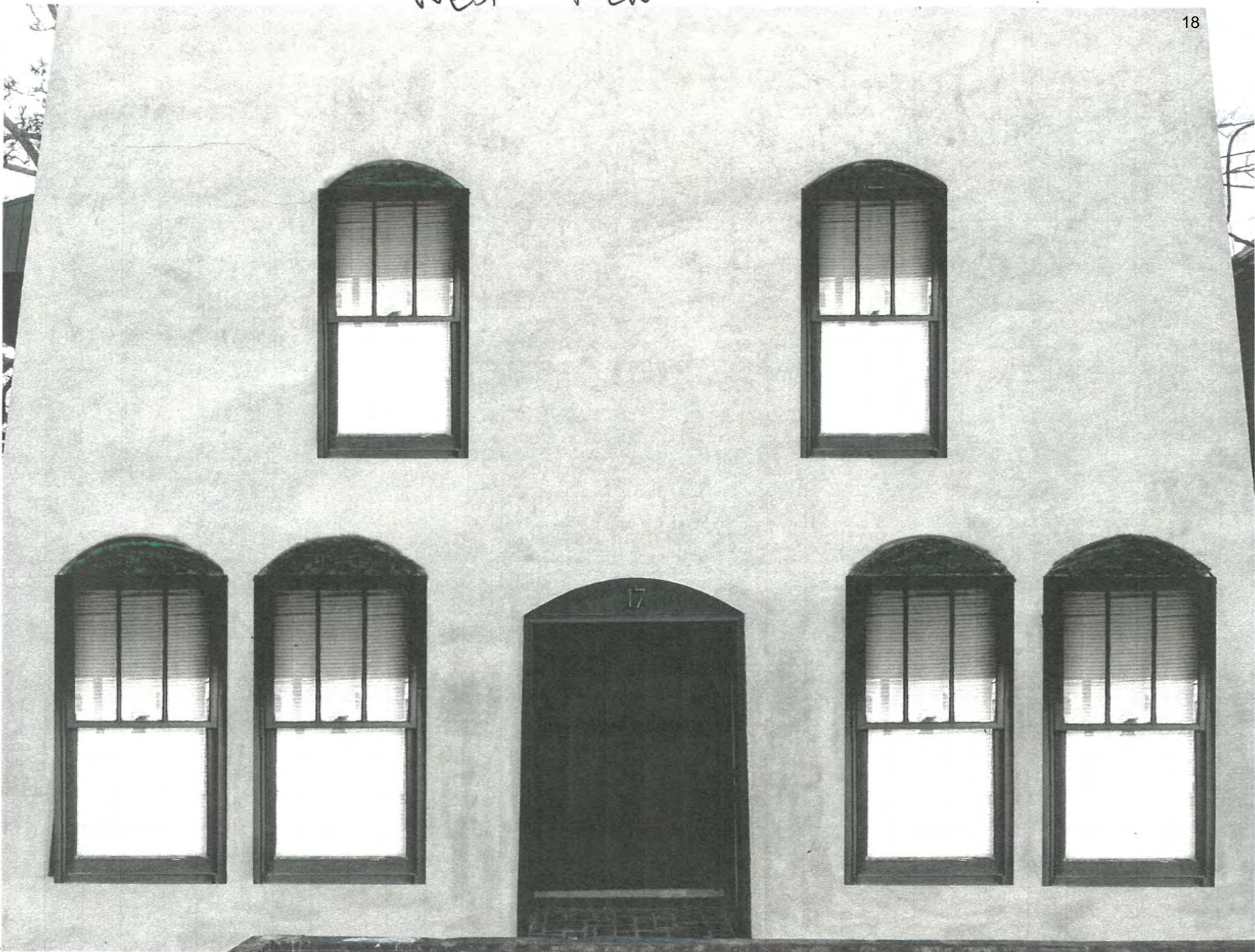


WEST ELEVATION

17

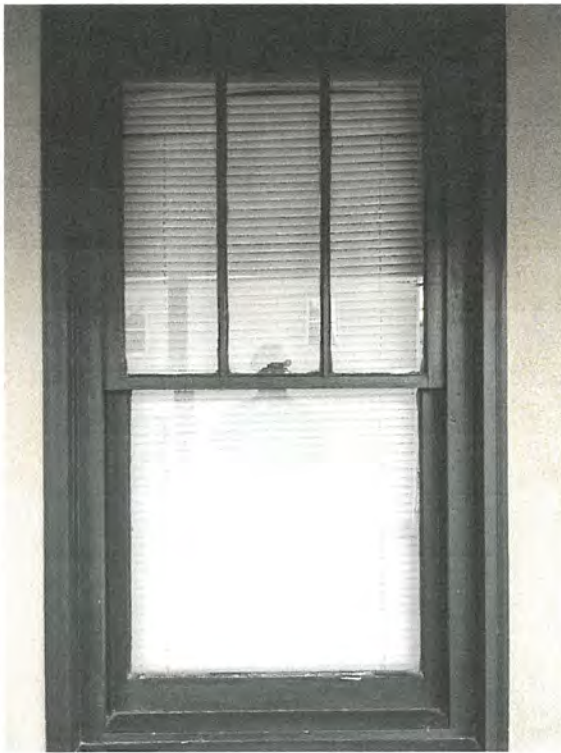


WEST - NEW





4 windows on South elevation, adjacent to Welsh building



Original window style



Existing concrete ramp/warp, to be extended

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-05 158 S. Main Street New Signage**

Project Name	New signage for Lexington Cigars & Lounge
Property Location	158 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Taylor Woody, Jr. / Alexander Thymmons

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for new signage for Lexington Cigars & Lounge at 158 South Main Street. This is a rebranding from the Tobacco Bank. The applicant is requesting a new hanging sign and window sign. The hanging sign will be measure 33.5” x 36” x 19 mm and will be made from an expanded PVC material with digitally printed vinyl decals applied to both sides. The sign’s graphics and text will be in golds and blacks and its edges will be painted black. It will be hung from loop screws mounted into the awning overhand and will not be illuminated. The applicant is also requesting approval of a 23” x 10” neon “Open” sign to be hung inside one of the storefront windows. Additional sign details are included in the application materials.

158 S. Main Street existing conditions



**Lexington, VA Historic Downtown Preservation District COA
COA 2024-05 158 S. Main Street New Signage**

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.

(Applicable sections of the Lexington Design Guidelines are:

Section IX.A & B Guidelines for Signs. on page IX-1)

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

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 420-151, 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 Comment

Staff finds the proposed improvements meet the zoning criteria.

SIGN PERMIT APPLICATION

Applicant¹

Name: Alexander Thymmons Phone: (202)957-2107

Company: Virginia Wealth Ventures, Inc. Fax: _____

Address: 306 Massie St, Lexington, VA 24450 Email: thymmons.a@virginiawealth.com

Applicant's Signature:  Date: 01/01/2024

Property Owner

Name: Taylor Woody Jr Phone: 817-5981

Address: 927 Shenandoah Rd Email: tgwoody2@gmail

Owner's Signature:  Date: 12-6-22

Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045

Company: DDGA&I, LLC Fax: _____

Address: 94 Little House Lane, Lexington, VA Email: donelle888@mac.com

Proposal Information²

Address (or location description): _____

Tax Map: _____ Deed Book and Page #: _____

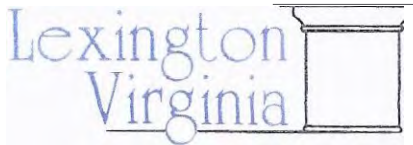
Acreage: _____ Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: _____

Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. *Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.*
2. *Any application deemed incomplete by staff will not be accepted.*



www.lexingtonva.gov

Planning & Development Department
 P.O. Box 922
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Hanging</u>	<u>8.375 sq ft</u>	<u>33.5"</u>	<u>36"</u>
Sign 2	<u>Neon, interior</u>	<u>1.6 sq ft</u>	<u>23"</u>	<u>10"</u>
Sign 3	<u></u>	<u></u>	<u></u>	<u></u>

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in feet 94 linear frontage

Are other signs currently displayed on the same building? Yes No

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height See Rockbridge Mutual Fire Insurance, attached

Width _____ Height _____

If a projecting sign, clearance from sidewalk: > 8' feet

What materials will be used? 19mm Komacel (expanded PVC) with vinyl digitally printed decals both sides, edges painted black. Imitation neon.

Will the sign be illuminated? Yes No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



Lexington Cigars & Lounge, LCL

Alexander Thymmons

158 South Main Street, Lexington
Linear Frontage: 94'



36"

Colors:
Golds and Blacks
as seen here

33.5"

8.375 sq. ft.



Hangs from loop
screws mounted
into overhang

Prepared by



Donelle DeWitt
Graphic Arts &
Illustration, LLC
A Local Professional
Design Studio

Logo Design, Desktop Publishing,
Signs, Banners & more

Cell: 540-460-2045
donelle888@mac.com

Lexington, VA Historic Downtown Preservation District COA
COA 2024-06 Demolition of Accessory Building at 104 White Street

Project Name	Demolition of existing detached garage at 104 White Street
Property Location	104 White Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Arthur Bartenstein/Arthur Bartenstein

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for the demolition of an existing detached garage at 104 White Street. The garage is located at the rear corner of the parcel, facing onto a private alley, and only is partially visible from the public street. The applicant is proposing removing the entire structure to make way for additional garden space. Additional details are included in the application.

104 White Street garage existing conditions



Location map



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 420-9.10. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA) for demolition:

- A. The loss of the building will be adverse to the district or to the public interest by virtue of its uniqueness or its architectural or historic significance.
- B. The demolition, moving or razing will have an adverse effect on the character and surrounding environment of the district.
- C. The historic, archaeological, or architectural value of a structure and its contribution to the historic value of the surrounding area.
- D. The building is of such significance that it would qualify on its own merit for designation as a state or local historic building or for listing in the landmarks registry, or

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-06 Demolition of Accessory Building at 104 White Street**

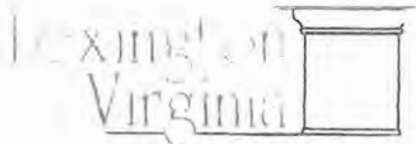
- E. The building is of such old and uncommon design, texture and/or material that it could be reproduced only with great difficulty and/or expense.
- F. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:
Section XIV: Guidelines for Vacant Buildings on page XIV-I,
and Section XV: Guidelines for Relocating & Demolishing Historic Buildings on page XV-I)
<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 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 Recommendation

Staff finds the proposed project meets the zoning criteria.



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: Arthur Bartenstein Phone: (540) 319-3736

Company: _____ Fax: _____

Address: 104 White Street Email: arthur@oblescope.com

Applicant's Signature: A. Bartenstein Date: 2/2/24

Property Owner

Name: same as above Phone: _____

Address: _____ Email: _____

Owner's Signature: _____ Date: _____

Architect/Designer

Name: Isabella Bartenstein Phone: 215 545-4544

Company: Vorth & Mactavish Architects Fax: _____

Address: 1 Whitehall St, Suite 1400, NY, NY Email: bartenstein@vma21.com

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.



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

Address (or location description): 104 White Street
 Tax Map: 22 12 5 Deed Book and Page #: 444, p. 868
 Acreage: .854 Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: residence & home office
 Historical Name of Building: Edmondson Perick House
 Approximate Age of Building: 157 yrs. 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

104 White Street – Proposed Renovations and Additions

Prepared by Arthur Bartenstein, 02/08/2024 for City of Lexington ARB Review

The applicant proposes to remove a one car, wood frame, early to mid-20th century garage structure, found at the property's southwest corner. As illustrated by attached photos, the building is both in poor condition and largely unsuitable today in terms of size for continued use as a residential garage. The applicant has no intention of replacing this structure with a new or larger garage. The present structure contributes little to the post Civil War, historic character of the property. Facing private, Alexander Alley approximately 150' north of Jordan Street, the building is only partially visible from the public street and sidewalk.

104 White Street – Condition of Existing Garage



General wear and decay.



Building tipping. Low entry height.

104 White Street – Condition of Existing Garage



Wood posts supporting structure rotting at ground level.



Evidence of water damage.

104 White Street – Condition of Existing Garage



Groundhogs have found their way in.



Rusting and decay at roof edge.



Building tipping.