



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, May 16, 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. May 2, 2024 Minutes\*
4. NEW BUSINESS:
  - A. COA 2024-21: an application by Tim Hickman for a Certificate of Appropriateness for the demolition of an existing detached garage at 405 S. Main, Tax Map #23-155, owned by Kimberly Mehendale.**
    - 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, May 2, 2024 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: C. Alexander, Chair (left at 5:45 p.m.)  
A. Bartenstein, Vice-Chair  
J. Goyette (left at 5:45 p.m.)  
J. Taylor  
B. Crawford, Alternate B

**City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: I. Small

**CALL TO ORDER:**

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

**AGENDA:**

The agenda was unanimously approved as presented. (J. Goyette / A. Bartenstein)

**MINUTES:**

The minutes from the April 18, 2024 were unanimously approved as presented. (J. Goyette / A. Bartenstein)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None

**NEW BUSINESS:**

**A. COA 2024-15: an application by Rick Alford and Natalie Shulkin for a Certificate of Appropriateness for the construction of a new main building and a new accessory building at 316 S. Main Street, Tax Map #23-4-1, owned by Richard Alford.**

- 1) Staff Report – The Board reviewed this request on April 18, 2024 and deferred its decision pending additional information, including an elevation showing the proposed new building in relation to adjacent buildings and a color rendering of the front façade showing all proposed elements. The applicants submitted additional materials which Director Glaeser pointed out had been added to the application.
- 2) Applicant Statement – Chair Alexander invited the applicants to join the Board at the table and offered her concerns about the overall design of the proposed structure. She said the structure, as currently designed, does not meet guideline criteria specific to spacing, height, width, complexity of massing, scale, and door and window pattern. She suggested that, given the prominent location of the parcel, the massing and placement of any new structure should be extremely respectful of the different elements around it. She noted that when approaching the location from the south, the height of the structures and tree line on either side of Main Street drops dramatically at the cemetery, followed by the one story structure that would be adjacent to this building to the north. She noted the guidelines recommend that the height of a new building be within ten percent of the

average height of adjacent structures, and in this particular case, the Board must pay attention to all sides of the proposed structure, given the public and historic nature of its surroundings. She also had concerns about the width of the proposed building and its placement on the site. B. Crawford asked about the visual relationship between the proposed building and the old library building when viewed from the south. A. Bartenstein pointed out the north side of the existing building would remain visible as the new building would be significantly more set back than its neighbor. He then asked C. Alexander to elaborate on her concerns about the proposal. She responded that she had been bothered by a comment made at the last meeting indicating that what was going on inside the structure was driving the placement of the windows and doors, which she believed had led to various elements of the design not relating to one another. Rick Alford responded that while the design may not appeal to her, it appealed to him and Ms. Shulkin. He added that there were only two single story houses on S. Main Street between the firehouse and the subject parcel, every other house was at least two stories. He remarked that he did not believe it was reasonable to expect this house to be no more than one story simply because, at some point in the past, a one story addition was added to the two story home next door. A. Bartenstein said that historically this section of Main Street between Preston Street and the cemetery has been something of a mixed bag between commercial and genteel residential and suggested the Board might be a little more casual in its approach to the area. Responding to questions from several Board members, Ms. Shulkin said the house would have a parged block foundation, painted a slightly lighter color than the body of the house, and that the second front door could not be repositioned on the side of the building. Discussion returned to concerns about the proposed fenestration appearing asymmetrical, awkward and disorderly, an issue which A. Bartenstein suggested an architect would be helpful in resolving.

3) Public Comment – None

4) Board Discussion & Decision – J. Taylor remarked that she liked the concept and inspiration and would like to see new life at this location but felt the design needed more work. There was discussion of how to proceed and the options available to the applicants were explained to them. The applicants indicated they preferred be given another opportunity more time and agreed to waive the sixty day decision deadline. **J. Goyette moved to extend the Board’s deferral for up to 30 days. B. Crawford seconded and the motion passed unanimously. (5-0)**

*Board members Alexander and Goyette left the meeting to attend to other obligations and A. Bartenstein presided over the remainder of the meeting. Director Glaeser cautioned him that, pursuant to Board by-laws, any decision made with fewer than five members present must have the support of three members.*

**B. COA 2024-19: an application by Maryann Kaminsky for a Certificate of Appropriateness for new signage at 129 S. Randolph Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.**

1) Staff Report – The submitted application was a request for a new sign panel for the multi-tenant projecting sign and a new wall sign at the rear of the Woody Office Building at 129 S. Randolph Street, however sign designer Donelle DeWitt amended the request at the meeting, saying the wall sign was no longer desired. The proposed sign panel to be considered, for In Plain English, LLC, was a 33” x 8” x 1”, double-sided, expanded PVC panel with digital decals applied to both sides. It would feature Medium Sky Blue and black text decals on a white background, as shown in the application rendering.

- 2) Applicant Statement – Ms. DeWitt confirmed the panel had the same dimensions as the other panels in the sign and would simply replace one of the existing panels. She stated that because she uses digitally produced decals it was difficult to provide samples.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B. Crawford moved to approve the application as presented at the meeting. J. Taylor seconded and the motion was approved unanimously. (3-0)**

**C. COA 2024-20: an application by Jimmie Zimmerly for a Certificate of Appropriateness for exterior improvements and new signage for Blue Sky Coffee Bar at 123 W. Nelson Street, Tax Map #23-1-50, owned by Greentree Partners I, LLC.**

- 1) Staff Report – This was a request for approval of a paint refresh and new door sign, completed and installed without permits, for Blue Sky Coffee Bar at 123 W. Nelson Street, an expansion of Blue Sky Bakery at 125 W. Nelson Street. The applicant repainted the entry door and the metal awnings above the storefront windows at 123 W. Nelson Street with a Sherwin Williams custom blue color mixed to match the blue entry door to Blue Sky Bakery at 125 W. Nelson Street. The applicant also installed two window signs on the entry door. The signs consist of two vinyl decals (on 13 ¾” x 9”, the other 17” x 14”) applied to the door glass. The signs feature the business logo, operating hours and a QR code in white on a transparent background. Staff found the improvements to meet the zoning criteria. Answering a question from A. Bartenstein, A. Glaeser said the reddish trim color, which was also recently applied, did not require approval as it was considered maintenance.
- 2) Applicant Statement – Applicant Jimmie Zimmerly explained the business expanded into the space at 123 W. Nelson after previous tenants moved out, but customers had trouble recognizing the new space as part of the Blue Sky business. The improvements were intended to make it more apparent from the street that it was one business.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B. Crawford moved to approve the two-part door sign as presented. J. Taylor seconded and the motion passed unanimously. (3-0)** J. Taylor said she liked the blue on the door and felt it provided congruency with the business’s other exterior elements. She added that, though she would have preferred to see all of the metal above the storefront painted the blue color, she did not mind awnings as they had been painted. **B. Crawford moved to approve the paint refresh as completed. J. Taylor seconded and the motion passed unanimously. (3-0)**

**OTHER BUSINESS:**

A. Glaeser reported there would be at least one item for the next meeting’s agenda.

**ADJOURN:**

The meeting adjourned at 5:59 p.m. (J. Taylor / B. Crawford)

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C. Alexander, Chair, Architectural Review Board

**Project Name**                      Demolition of existing detached garage at 405 South Main Street

**Property Location**              405 South Main Street

**Zoning**                                R-1 (General Residential) & Residential Historic District

**Owner/Applicant**                Kimberly Mehendale/Tim Hickman

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**Overview of Request**

This is an application to approve a Certificate of Appropriateness (COA) for the demolition of an existing detached garage at 405 S. Main Street. The garage is located at the rear corner of the parcel, facing onto Colonial Lane. The applicant is proposing to remove the structure to create an area for parking.

*405 S. Main 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.

Staff Report

**Lexington, VA Historic Downtown Preservation District COA  
COA 2024-21 Demolition of Accessory Building at 405 S. Main Street**

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- 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
- 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 has no recommendation as demolition is not required to meet 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

#### Applicant<sup>1</sup>

Name: Tim Hickman Phone: 540-460-8021  
Company: Rockbridge Homes & Farms Fax: \_\_\_\_\_  
Address: 70 Old Buena Vista Rd Email: tim@rockbridgeh.com  
Applicant's Signature: [Signature] <sup>Lex</sup> Date: 4-16-24

#### Property Owner

Name: Kimberly Mehendate Phone: 214-293-2790  
Address: 5805 Dorco Dr Dallas TX Email: kferri@yahoo.com  
75225  
Owner's Signature: [Signature] Date: 4-16-24

#### Architect/Designer

Name: JA Phone: \_\_\_\_\_  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

#### Administration

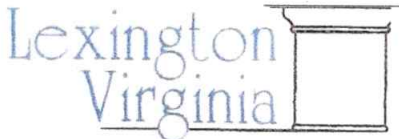
Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

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

Address (or location description): 405 S MAIN ST

Tax Map: 23-1-155 Deed Book and Page #:

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

Property Doing Business As: Single family residence

Historical Name of Building:

Approximate Age of Building: 104 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:
[ ] Remodeling or renovation of the exterior of a building
[ ] Total restoration of the exterior of a building
[X] Removal of any architectural element
[ ] Painting of any building exterior
[ ] Cleaning of wall surfaces or architectural elements
[ ] Repair of all surfaces or architectural elements
[X] Any removal, alternation, repair, or construction of amenities such as fences or walls
[X] 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

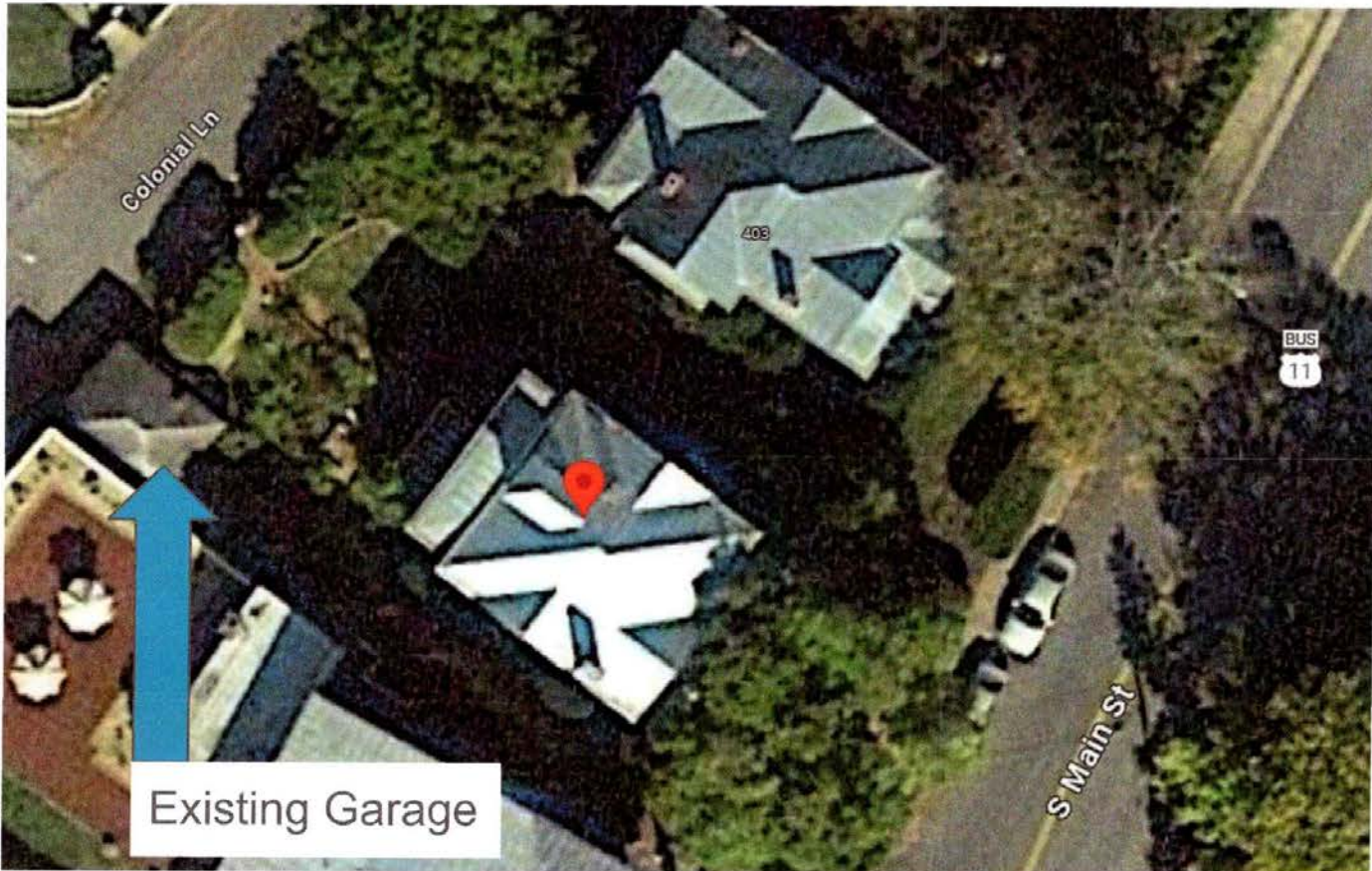
NON REFUNDABLE



# 405 S. Main Street



Existing Garage



Existing Garage



