



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, August 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. August 1, 2024 Minutes*
4. NEW BUSINESS:
 - A. **COA 2024-28: An application by John Adamson for a Certificate of Appropriateness to for exterior improvements to the Rockbridge and Grand Buildings at 13 – 17 and 1 S. Main Street, Tax Map #23-1-72A and #23-1-70, owned by Rockbridge Building, LLC and Grand Building, LLC.**
 - 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, August 1, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Caroline Alexander, Chair
Arthur Bartenstein, Vice-Chair
Julie Goyette
Ian Small

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Jessie Taylor
Barbara Crawford, Alternate B

CALL TO ORDER:

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

AGENDA:

A. Bartenstein suggested moving the election of officers to the end of the New Business section of the agenda. The agenda was unanimously approved with that amendment. (A. Bartenstein / J. Goyette)

MINUTES:

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

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-26: an application by Stewart Brewbaker for a Certificate of Appropriateness to replace the awning covers at 223 S. Main Street, Tax Map #23-1-130, owned by Kona Mauka LLC.

- 1) Staff Report – This was a request to replace the awning covers at 223 S. Main Street with Sunbrella Shade covers in the Captain Navy color. The frame and dimensions for the awning on the McDowell Street side of the building will remain the same, however the portion of the awning frame over the entry door facing Main Street will be removed, leaving two awnings - one over each of the storefront windows on either side of the entry. The Board reviewed a sample of the Sunbrella cloth proposed to recover the awnings. I. Small sought confirmation that the portion of the facade over the entry proposed to be exposed was in a condition similar to that of the exposed façade on the front of the building.
- 2) Applicant Statement – Applicant Stuart Brewbaker said the removal of the center portion of the awning was meant to open up the front of the building. He stated the awnings on either side of the entrance would wrap in a similar manner as the awning on the side of the building.

He added that the brick under the existing awning was painted the same color as the remainder of the brick façade.

- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve HD COA 2024-26 as presented. I. Small seconded and the motion passed unanimously. (4-0)**

B. COA 2024-27: an application by Alicia Devine for a Certificate of Appropriateness for new signage for Lex Skin Rejuvenation at 126 S. Main Street, Tax Map #23-1-178, owned by Ed Hostetter.

- 1) Staff Report – This was a request for a new projecting sign and a new door sign at 126 S. Main Street. The proposal included a 50” x 20.9” projecting sign made from ½” thick expanded PVC (komacel) with the business name and logo graphic printed directly onto the sign face in PMS 239 Pink, PMS 7717 Teal and white. Also included was a request for a 19.3” x 27” vinyl decal to be applied directly to the entry door glass. The proposed door sign also featured graphics and text in white, pink and teal. Staff found the proposal to meet the zoning criteria and directed the Board to review the application for sign design details.
- 2) Applicant Statement – Sign designer Donnelle DeWitt confirmed the projecting sign would be hung from the existing sign bracket. She provided a sample of the komacel material that would be used for the projecting sign and paint chips that closely approximated the pink and teal colors proposed.
- 3) Public Comment – None.
- 4) Board Discussion & Decision – **I. Small moved to approve the application as presented. J. Goyette seconded and the motion passed unanimously. (4-0)**

C. Elect Chairperson

- 1) Nominations – A. Bartenstein was nominated to serve as Chair.
- 2) Motion & Vote – J. Goyette moved to elect A. Bartenstein as Chair. I. Small seconded and the motion passed unanimously. (4-0)

D. Elect Vice-Chairperson

- 1) Nominations – J. Taylor was nominated to serve as Vice-Chair.
- 2) Motion & Vote – J. Goyette moved to elect J. Taylor as Vice-Chair. I. Small seconded and the motion passed unanimously. (4-0)

OTHER BUSINESS:

- A. Director Glaeser reported there was only one application pending for the August 15th meeting, but it was a somewhat complicated request for exterior improvements to the Rockbridge Building. There was discussion about several renovation projects underway downtown.
- B. Having recently noticed T111 siding which appeared to be covering a window on the building at the northwest corner of the intersection of Jefferson and Washington Streets, I. Small asked if anyone could provide background as to why it was there. C. Alexander recounted that it had been discussed when the Lex Nail Bar tenant was making improvements to the building. At the time, the siding was a mustard yellow color and the applicant’s request was to paint it black along with

a number of other elements on the storefront. She recalled the discussion had included a suggestion to replace the siding with a window, but the applicant had been interested in simply cleaning up the existing storefront and the Board had approved the request to paint the existing elements.

ADJOURN:

The meeting was adjourned with unanimous approval at 5:20 p.m.

C. Alexander, Chair, Architectural Review Board

Staff Report

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-28 Exterior Improvements to the Rockbridge & Grand Buildings**

Project Name	Exterior Improvements to the Rockbridge & Grand Buildings
Property Location	1 & 13 – 17 S. Main Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Rockbridge Building, LLC/John Adamson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 1 & 13 – 17 South Main Street.

Rockbridge Building (13 – 17 S. Main St.) existing conditions



The application proposes the following improvements (*please reference the elevation drawings included in the application*):

1. **Southeast elevation facing Main Street:**
 - a. Repaint the trim of the Rockbridge Building with Shenandoah Taupe (Benjamin Moore AC-36).
 - b. Replace the business doors at 17 S. Main Street with wood doors matching the business door at 13 S. Main Street. Both doors to be painted Off-Black (Farrow and Ball No. 57).
 - c. A new one-story addition rising out of the roof of the Grand Building will be visible from Main Street. It will extend above the existing roofline and will be setback 45 feet

Staff Report

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-28 Exterior Improvements to the Rockbridge & Grand Buildings**

- from the S. Main Street façade and 75 Feet from the Washington Street façade. The addition will have EIFS cladding painted Limestone 513 (Benjamin Moore).
- d. Replace the left-most storefront window of the Grand Building with a new storefront entry.
 - e. Update the storefront windows on the Grand Building by removing the arches and adding entablatures.
 - f. Add an entablature and create an “Instagram Wall” on the unbroken portion of the Grand Building façade between the Rockbridge Building and the new storefront entry.
 - g. New Weather Shield Dark Bronze storefronts.
 - h. Paint the cornice and new entablature details Limestone 513 (Benjamin Moore).

Grand Building (1 S. Main St.) existing conditions



Northeast elevation existing conditions



2. Northeast elevation facing Washington Street:

- a. Create a new Washington Street retail space at the end of the building closest to Jefferson Street.
- b. Install new aluminum storefront windows and doors to be Weather Shield Dark Bronze.
- c. Add an entablature above the new storefront.
- d. Repaint the cream colored painted brick with Spanish Red (Benjamin Moore CC-92) and repaint the taupe colored columns and cornice with Limestone 513 (Benjamin Moore).
- e. Update the existing storefront window by removing the arch and adding an entablature.
- f. The new one-story addition mentioned earlier will also be visible from Washington Street. It will extend above the existing roofline and be set back 75 feet from the building's Washington Street façade. The addition will have EIFS cladding painted Limestone 513 (Benjamin Moore).

Existing conditions viewed from the parking lot



3. Northwest elevation facing the parking lot:

- a. The extension at the rear of the building will consist of three parts:
 - The left-most section will create a connection between Main Street and the McCrum’s parking lot with a stair tower and an elevator. It will have matching brick (Glen-Gery Cushwa 53-DD Modular), EIFS in Limestone 513 (Benjamin Moore) and aluminum storefront windows trimmed in Hardie Panel, painted Weather Shield Dark Bronze.
 - The middle section will be two stories in matching brick with aluminum-clad windows finished in Weather Shield Dark Bronze and a balcony above.
 - The final section will be two stories in matching brick with EIFS above in Limestone 513 (Benjamin Moore) and aluminum-clad windows finished in Weather Shield Dark Bronze.

4. Southwest elevation facing the parking lot:

- a. An extension will be added at the rear of the Rockbridge Building.
- b. The lower level will be a new wood-mould brick (Glen-Gery Cushwa 53-DD Modular). The mortar will be Roanoke Grey, 1907.
- c. The upper level will be EIFS, color Limestone 513 (Benjamin Moore).
- d. The windows on the original building will be painted White Dove (Benjamin Moore OC-17).
- e. The windows in the new addition will be aluminum-clad in Weather Shield Dark Bronze.
- f. There will be a balcony above the second level.

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-28 Exterior Improvements to the Rockbridge & Grand Buildings**

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 VII. Guidelines for New Construction & Additions beginning on page VII-1, and Section X. Guidelines for Painting beginning on page X-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 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.



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: John Adamson Phone: 804-750-9914 ext. 2
 Company: Adamson Development Fax: _____
 Address: 9301 River Rd Email: john@adamsondevelopment.com
Richmond, VA 23229
 Applicant's Signature: John Adamson Date: 7/31/24

Property Owner

Name: Rockbridge Building, LLC Phone: 804-750-9914 ext. 2
 Address: 9301 River Rd Email: john@adamsondevelopment.com
Richmond, VA 23229
 Owner's Signature: John Adamson Date: 7/31/24

Architect/Designer

Name: Edwin Holloway Phone: 804-649-9303
 Company: Glave + Holmes Fax: _____
 Address: 2101 E. Main St., Richmond VA Email: eholloway@glaveandholmes.com
23223

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 420, Article VIII and Article IX 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): 13-17 S. Main StTax Map: 23 1 72A Deed Book and Page #: Inst # 220001905Acreage: .28140 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: _____

Historical Name of Building: Rockbridge BuildingApproximate Age of Building: _____ 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



9301 River Road
Richmond, Virginia 23229
T: 804-750-9914

August 8, 2024

City of Lexington
Architectural Review Board

Re: COA Submittal for 17 S. Main Street (Rockbridge Building)

BACKGROUND:

This project is intended to be a federal and state tax-credit project. As such, it must meet certain standards set by the National Park Service and Department of Historic Resources. The NPS and DHR have influenced and guided our design process, which has undergone changes according to their recommendations. We have tentative approvals from these agencies based on the drawings presented today.

Summary of Action Items:

A: SOUTHEAST ELEVATION (facing Main Street):

1. Repaint the trim of the Rockbridge Building, color Benjamin Moore Shenandoah Taupe.
2. Update the business doors (17 South Main Street) to wood doors matching 13 S. Main Street. The color of those doors will be Farrow and Ball Off Black.
3. Extending above the existing roofline, significantly offset from Washington Street, will be a one-story addition rising out of the roof that will be EIFS, color Benjamin Moore Limestone.
4. Add a new storefront entry in place of the left-most storefront window of the 1 South Main Street Building, as depicted in the drawing.
5. On the existing 1 South Main Street Building, update the storefront windows by removing the arch and adding an entablature above as depicted in the drawing.
6. Paint the cornice and new entablature details above the new storefronts Benjamin Moore Limestone.
7. New storefronts to be Weather Shield Dark Bronze.
8. Add entablature and create an "Instagram Wall" as depicted in the drawing, artwork TBD.



B: NORTHWEST ELEVATION (facing parking lot):

1. The rear of the building will have an extension consisting of three parts:
 - a. The left-most section will create a connection between Main Street and McCrum's lot with a stair tower and an elevator. It will have matching brick (Glen Gery Cushway 53-DD Modular), EIFS in Benjamin Moore Limestone and aluminum storefront windows trimmed in Hardie Panel, painted Weather Shield Dark Bronze.
 - b. The middle section will be two stories in matching brick with a balcony above and with aluminum-clad windows finished in Weather Shield Dark Bronze.
 - c. The third part is two stories with matching brick with EIFS above in Benjamin Moore Limestone, and aluminum-clad windows finished in Weather Shield Dark Bronze.

C: SOUTHWEST ELEVATION:

1. An extension will be added at the rear of the Rockbridge Building.
2. The lower level will be a new wood-mould brick (Glen-Gery Cushwa 53-DD Modular). The mortar will be Roanoke Grey, 1907.
3. The upper level will be EIFS, color Benjamin Moore Limestone.
4. There will be a balcony above the second level.
5. The windows on the original building will be painted Benjamin Moore White Dove.
6. The windows in the new addition will be aluminum-clad in Weather Shield Dark Bronze.

D: NORTHEAST ELEVATION (facing Washington Street):

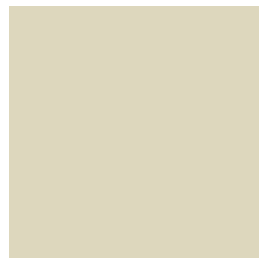
1. Install a new storefront, creating new retail/business space on Washington Street.
2. New aluminum storefront windows and doors will be Weather Shield Dark Bronze.
3. Add an entablature above the storefronts as depicted in the drawing.
4. Paint the brick (currently cream colored) Benjamin Moore Spanish Red.
5. Paint the cornice and columns Benjamin Moore Limestone.
6. On the existing 1 South Main Street Building, update the storefront window by removing the arch and adding an entablature above as depicted in the drawing.
7. Extending above the existing roofline, significantly offset from Washington Street, will be a one-story addition rising out of the roof that will be EIFS, color Benjamin Moore Limestone.
8. Light Fixtures to be determined.
9. Signage to be determined.



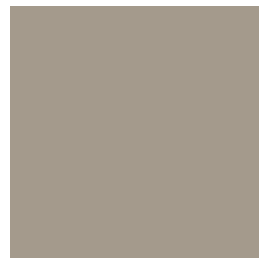
Yours sincerely,

A handwritten signature in blue ink that reads "John Adamson". The signature is fluid and cursive, with the first name "John" and last name "Adamson" clearly distinguishable.

John Adamson



BENJAMIN MOORE
LIMESTONE 513
- 1 SOUTH MAIN BUILDING
TRIM



BENJAMIN MOORE
SHENANDOAH TAUPE AC-36
- EXISTING
ROCKBRIDGE TRIM



FARROW AND BALL
OFF-BLACK NO. 57
- EXISTING
ROCKBRIDGE DOORS



WEATHER SHIELD
DARK BRONZE ALUMINUM
- EXTERIOR DOOR AND
WINDOW ASSEMBLIES
ON ADDITION AND 1 SOUTH
MAIN BUILDING FACADE

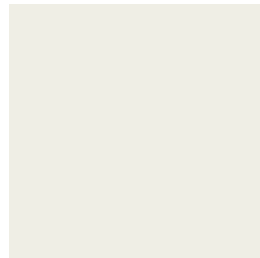


A1 EXTERIOR ELEVATION - SOUTHEAST
SCALE: 3/32" = 1'-0"





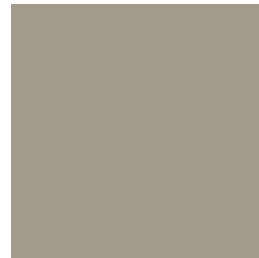
BENJAMIN MOORE
LIMESTONE 513
- 1 SOUTH MAIN
BUILDING TRIM



BENJAMIN MOORE
WHITE DOVE OC-17
- EXISTING
ROCKBRIDGE
WINDOW TRIM



BENJAMIN MOORE
SPANISH RED CC-92
- EXISTING BRICK
ON 1 SOUTH MAIN
BUILDING AS
SHOWN



BENJAMIN MOORE
SHENANDOAH TAUPE
AC-36
- EXISTING
ROCKBRIDGE TRIM

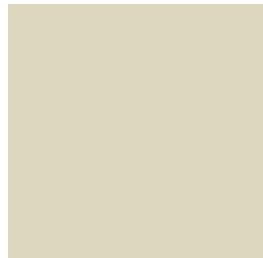


WEATHER SHIELD
DARK BRONZE ALUMINUM
- EXTERIOR DOOR AND
WINDOW ASSEMBLIES
ON ADDITION AND
1 SOUTH MAIN BUILDING
FACADE

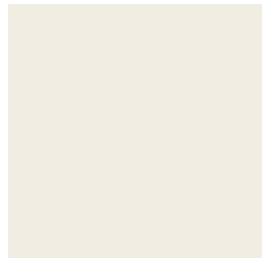


A1 EXTERIOR ELEVATION - NORTHEAST
SCALE: 3/32" = 1'-0"

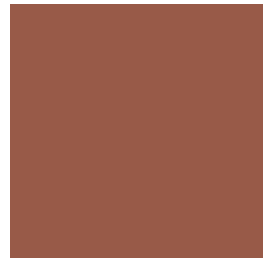




BENJAMIN MOORE
LIMESTONE 513
- EXISTING ROCKBRIDGE
BRICK



BENJAMIN MOORE
WHITE DOVE OC-17
- EXISTING ROCKBRIDGE
WINDOW TRIM



GLEN-GARY BRICK
CUSHWA
53-DD MODULAR
- ADDITION VENEER
BRICK



WEATHER SHIELD
DARK BRONZE ALUMINUM
- EXTERIOR DOOR AND
WINDOW ASSEMBLIES
ON ADDITION

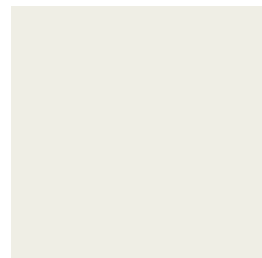


A1 EXTERIOR ELEVATION - SOUTHWEST
SCALE: 3/32" = 1'-0"





BENJAMIN MOORE
LIMESTONE 513
- EXISTING ROCKBRIDGE
BRICK



BENJAMIN MOORE
WHITE DOVE OC-17
- EXISTING ROCKBRIDGE
WINDOW TRIM



GLEN-GARY BRICK
CUSHWA
53-DD MODULAR
- TO BE USED AS VENEER
BRICK ON ADDITION



WEATHER SHIELD
DARK BRONZE ALUMINUM
- EXTERIOR DOOR AND
WINDOW ASSEMBLIES
ON ADDITION



A1 EXTERIOR ELEVATION - NORTHWEST
SCALE: 3/32" = 1'-0"

