



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, November 7, 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. October 17, 2024 Minutes*
4. NEW BUSINESS:
 - A. **COA 2024-34: An application by Elizabeth Raetz for a Certificate of Appropriateness for exterior improvements at 23 – 25 North Main Street, Tax Map #16-1-66, owned by Greg and Elizabeth Raetz.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS:
 - A. Proposed demolition of Moody, Cabell and Neikirk Halls (link to proposal below)
https://www.vmailumni.org/landing/moody-hall-transition/?fbclid=IwY2xjawGGJXFleHRuA2FlbQlXMQABHfCB8mBACQg5FbjVydDqjtfqaQr7ZNOsYsp2laRPHo31DaAv1gakww8uBQ_aem_04UidNnUfOvC7I2dkew3vw
 - B. Proposed zoning text amendment to allow an internally lit sign on a canopy
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, October 17, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Julie Goyette
Barbara Crawford, Alternate B

CALL TO ORDER:

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

AGENDA:

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

MINUTES:

The minutes from the October 3, 2024 meeting were unanimously approved as presented. (C. Alexander / I. Small)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-28: an application by John Adamson for a Certificate of Appropriateness 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 – The Board reviewed this application on August 15, 2024 and granted partial approval of the proposal. The applicant has since submitted revised elevation drawings for three of the four elevations for the Board's review. Director Glaeser pointed out that the staff report included the approvals made on August 15th and both the original and revised elevation drawings were included in the packet.
- 2) Applicant Statement – Applicant John Adamson said his recollection of the August 15th discussion was that essentially everything was approved with the exception of the window openings and window style, particularly on the rear of the building. He said the revised drawings reflect a new window style that he thought made the most sense and which the

Department of Historic Resources also found to be acceptable. He noted revisions were also made to the windows on the upper addition of the northeast elevation, as shown in the revised drawing, but added the addition would only be visible from well above the level of the street. He confirmed that the new windows on the northeast side of the addition to the Rockbridge Building were intentionally chosen not to match the windows on the rear of the building. He suggested the various sections of the building were “meant to rhyme, not match.” C. Alexander remarked that she thought the design of the proposed new storefront unit facing Washington Street was also going to be reconsidered. Mr. Adamson said he and his architect had looked at other options but had returned to the original proposal. He said he would be willing to return to discuss that storefront when design for that part of the building was farther along, but he urged the Board to focus on the proposed improvements to the “spine,” the upper level of the addition, and the rear of the building.

Board members Alexander and Taylor thought the new windows were an improvement but were less supportive of the dark color of the windows and “spine.” Mr. Adamson explained that DHR wanted the addition to have clear definition from the original building and not read as faux historicism. He said he also believed the proposed windows would age better than windows made of other materials. Board members Bartenstein and Small were less concerned about the window color. Mr. Adamson described the different iterations of the rear elevation that he had considered before choosing this specific revision for the Board to consider. He offered that he preferred this version to the earlier version and to the other iterations he had considered. When asked if there were revisions to the materials and panels used in the “spine” section, Mr. Adamson said the intent had been to lighten the façade by reducing the ornamentation.

Returning to the storefront on Washington Street, C. Alexander said it would be very helpful to see a drawing or rendering that includes the adjacent storefront at 14 W. Washington for context. She said she had no objection to the storefront proposed for the Main Street façade of the Grand Building, but she thought the new storefront along Washington Street did not necessarily need to be matching and could possibly benefit from cleaner lines.

3) Public Comment – None

4) Board Discussion & Decision –.

C. Alexander moved to approve Benjamin Moore Shenandoah Taupe for the trim color on the southeast elevation of the Rockbridge Building. I. Small seconded and the motion passed unanimously. (5-0)

I. Small moved to approve the northwest elevation as shown on the revised drawing. C. Alexander seconded and the motion passed unanimously. (5-0)

C. Alexander moved to approve the southwest elevation as shown on the revised drawing. I. Small seconded and the motion passed unanimously. (5-0)

C. Alexander moved to approve the improvements to the upper level of the Rockbridge Building as shown on the revised drawing of the northeast elevation and to defer a decision on the proposed improvements to the street level until design is further along. I. Small seconded and the motion passed unanimously. (5-0) There was general agreement

to request the applicant provide a rendering that includes the adjacent storefront at 14 W. Washington Street when the northeast elevation is next considered. Mr. Adamson asked if there was support for a new storefront opening and received a resoundingly affirmative response.

OTHER BUSINESS:

- A. Scheduling for November, December and January – Looking ahead to the holiday season, Director Glaeser asked the Board members to let staff know in advance if they will be out of town and unable to attend scheduled meetings.

ADJOURN:

The meeting was adjourned at 5:45 p.m.

A. Bartenstein, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-34 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



The applicant is requesting approval for two new awnings and a new historical marker for the building at 23 – 25 N. Main Street. The applicant has already installed the new awning over the entry to Cindy’s Salon at 25 N. Main Street. The dimensions of the frame are unknown but were based on the dimensions of a previous, damaged awning. It has been covered in a black Sunbrella fabric. The applicant also wishes to replace, at some later date, the awning over the entry to Pappagallo at 23 N. Main Street. The replacement awning would have the same dimensions as the existing awning and would also be covered

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-34 23-25 N. Main Street Exterior Improvements**

in a black Sunbrella fabric. The applicant claims that the non-matching design of the awnings is intentional and meant to highlight the fact that the building is occupied by are two separate businesses.

The applicant is also seeking approval to place an Historic Lexington Foundation marker on the south corner of the building, beneath the two existing wall signs. The 10" x 7" bronze oval marker will have a deep green background and polished bronze lettering denoting the building as the John Ruff House, c. 1811. The design will be similar to the Jacob Ruff House marker shown 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):

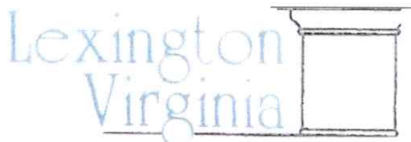
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or 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 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 VIII. Guidelines for Awnings, Canopies & Marquees beginning on page VIII-1, and Section IX. Guidelines for Signs beginning on page IX-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.



www.lexingtonva.gov

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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: Elizabeth Raetz Phone: 540-460-0275

Company: _____ Fax: _____

Address: 402 Overlook Cir. Lexington Email: lxtulula@gmail.com

Applicant's Signature: Elizabeth Raetz Date: 10/17/2024

Property Owner

Name: Elizabeth Raetz Phone: 540-460-0275

Address: 402 Overlook Cir. Lexington Email: lxtulula@gmail.com

Owner's Signature: Elizabeth Raetz Date: 10/17/2024

Architect/Designer

Name: N/A Phone: _____

Company: _____ Fax: _____

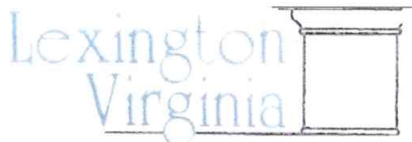
Address: _____ Email: _____

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 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): 23-25 N. Main St

Tax Map: 23-25 N. Main St. Deed Book and Page #: DB 428/315

Acreage: 5.1 X 87 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 [X] No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- X Remodeling or renovation of the exterior of a building
[] Total restoration of the exterior of a building
[] Removal of any architectural element
[] Painting of any building exterior
[] Cleaning of wall surfaces or architectural elements
[] Repair of all surfaces or architectural elements
[] Any removal, alternation, repair, or construction of amenities such as fences or walls
[] Demolition of part or all of an existing building
[] Moving a building (complete Part III)
[] Construction of a new building (complete Part III)
[] Construction of any addition to an existing building (complete Part III)

II. For ALL projects, please attach the following:

- X 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



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Phone: (540) 462-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$120 – Sign Permit Application Fee: \$60 Amount Paid: \$120

Case Number: HD COA- 2024 - 34

Date Received: 10/17/2024 Received By: Kate

Staff Review

- Applicant's project would meet all district requirements.
- Applicant fails to meet the district requirements.

Comments: _____

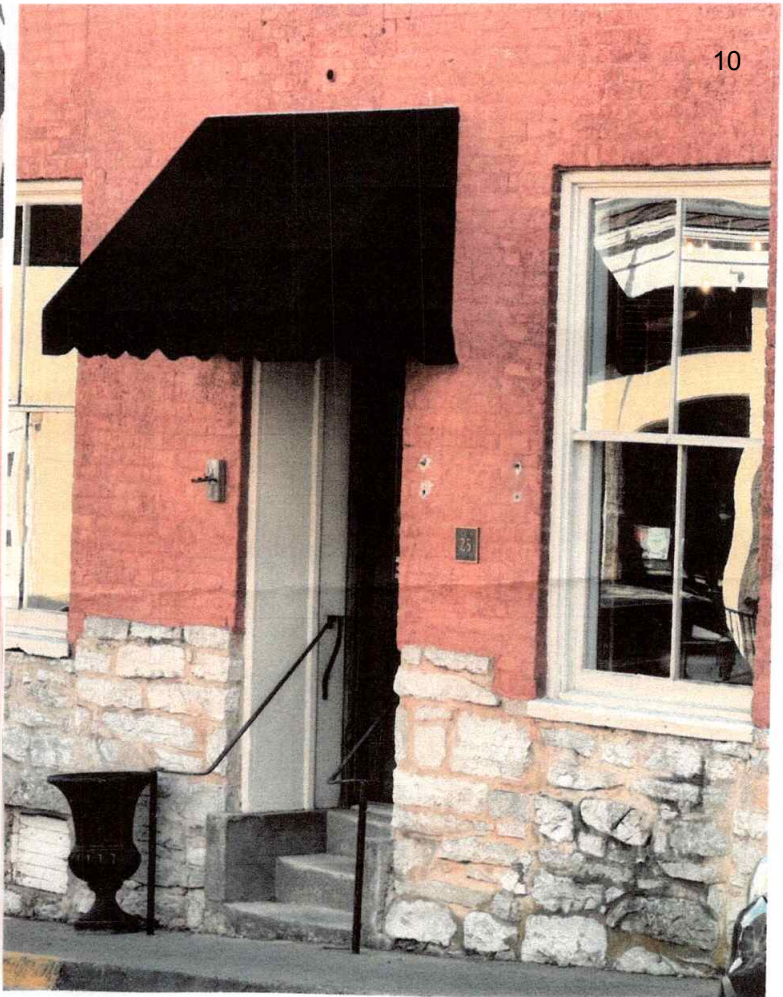
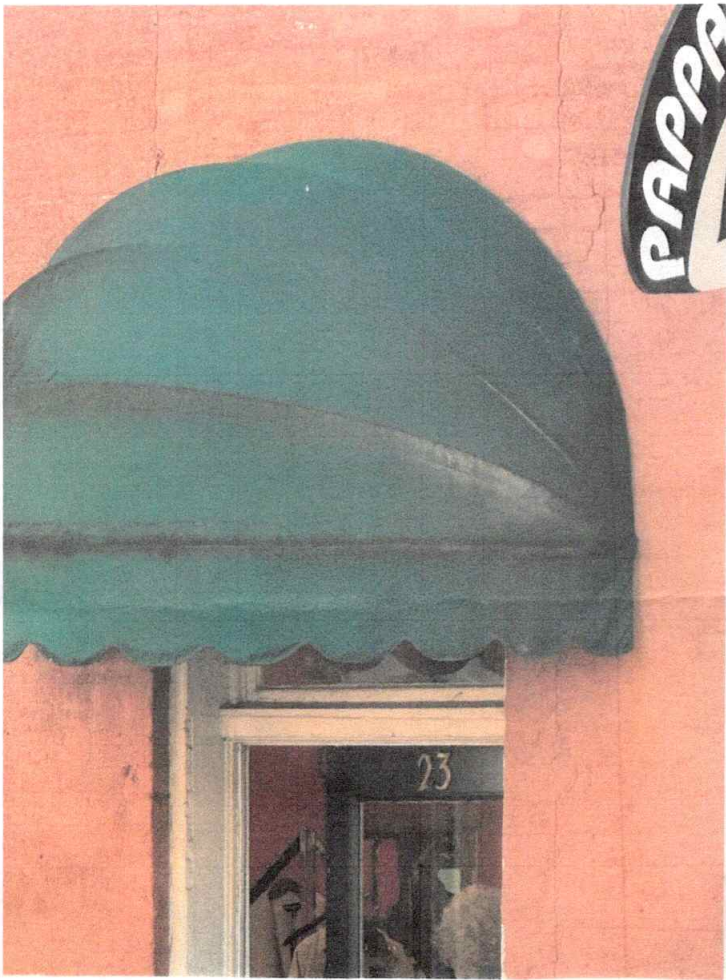
Planning and Development Director _____ Date

Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board _____ Date



replace current
awning in black
(as in next picture)
Pappagallo

replaced awning using
previous awning as a
template
Cindy's Salon door



adding Historic Lexington Foundation
marker

John Ruff House
c. 1811

10" x 7"
bronze oval
deep green background
polished bronze lettering