



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, November 21, 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. November 7, 2024 Minutes*
4. NEW BUSINESS:
 - A. **COA 2024-35: An application by Aurora McLain for a Certificate of Appropriateness for alterations to a previously approved COA for exterior improvements at 116 N. Main Street, Tax Map #17-3-A, B, C & D, owned by Bread & Barbells, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2024-36: An application by Carol E. Jones and Julie Goyette for a Certificate of Appropriateness for new signage for Rockbridge Regional Library at 138 South Main Street, Tax Map #23-1-174, owned by Rockbridge Regional Library System.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS:
 - A. **Review and finalize letter to Department of Historic Resources***
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, November 7, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Arthur Bartenstein, Chair
Julie Goyette
Ian Small
Jessie Taylor, Vice-Chair
Charlie Hall, Alternate A
Barbara Crawford, Alternate B (took part in discussion but did not vote)

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Caroline Alexander

CALL TO ORDER:

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

AGENDA:

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

MINUTES:

The minutes from the October 17, 2024 meeting were unanimously approved as presented. (I. Small / C. Hall)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-28: an application by Elizabeth Raetz for a Certificate of Appropriateness for exterior improvements at 23 – 25 Main Street, Tax Map #16-1-66, owned by Greg and Elizabeth Raetz.

- 1) Staff Report – This was a request for two new awnings and a new historical marker for the building at 23 – 25 N. Main Street. The awning over the entrance to Cindy's Salon at 25 N. Main Street was already replaced and was covered in a black Sunbrella fabric. The applicant was also seeking approval to replace, at some later date, the awning over the entrance to Pappagallo at 23 N. Main Street. That replacement awning would have the same dimensions as the existing awning and would also be covered in a black Sunbrella fabric. In addition to the awnings, there was also a request to place an Historic Lexington Foundation (HLF) marker on the south corner of the building, beneath the two existing wall signs. The 10" x 7" bronze oval marker would have a deep green background and polished bronze lettering denoting it as the John Ruff House, c. 1811.

- 2) Applicant Statement – Several Board members requested clarification of the precise preferred location of the marker and how it would be mounted to the building. After consulting with the applicant via telephone, Collin Bissell, the applicant’s son-in-law, said the proposal was to place the marker between the two existing wall signs on the corner of the building, with the understanding that the Pappagallo wall sign would likely need to be lowered to accomplish that placement. Board members Crawford and Goyette reiterated that the Board needed a better understanding of the dimensions of the existing wall signs, the new marker’s precise location in relation to the existing signs, and how the new marker would be mounted. Responding to a question from C. Hall, Mr. Bissell confirmed the awning frame at 25 N. Main Street was a replacement as the previously approved awning was damaged some time ago and could not be reused. He stated the replacement frame was aluminum and had the same dimensions as the previous, damaged frame. He also said that if the existing awning frame over the entrance at 23 N. Main Street could not continue to be used at the time that it is recovered, it would be replaced with a frame having the same dimensions as the existing frame. He added that the awnings had historically had different shapes. When asked by I. Small about the proposed color of the awning at Pappagallo, Mr. Bissell indicated the business owner would prefer the awning remain green but was open to a black cover if that was the Board’s preference. He stressed that there was no plan to replace or recover that awning in the immediate future.
- 3) Public Comment – None
- 4) Board Discussion & Decision – There was general agreement to defer a decision about the historical marker until such time as the applicant could provide the dimensions of the existing wall signs, greater detail about the proposed location of the new marker, and detail about how the marker will be mounted. **J. Goyette moved to approve the awning at 25 N. Main Street as installed and to approve the proposed recovering of the existing awning at 23 N. Main with the caveat that a new HD COA application will be required a) if the existing awning frame cannot be reused, b) if the shape of the awning changes, or c) if a cover is desired in any color other than the approved black. J. Taylor seconded and the motion passed unanimously. (5-0)**

OTHER BUSINESS:

- A. A. Bartenstein reported on a Department of Historic Resources training he attended in Abingdon concerning murals in public spaces. Discussion concerning the advantages and disadvantages of murals in historic settings ensued.
- B. There was brief discussion concerning the Main Street Lexington proposal for improvements to Courthouse Square. A. Bartenstein indicated the goal was to have the project application ready for the submission deadline for the Board’s December 5th meeting.
- C. Proposed demolition of Moody, Cabell and Neikirk Halls – Director Glaeser reported that the Planning Department was recently made aware of a development project at VMI that will involve the demolition of Moody Hall as well as Cabell and Neikirk Halls, two historic homes on Letcher Avenue, just inside the VMI campus. He explained that, while neither the City’s zoning authority nor the ARB’s authority to deny the demolition extends to VMI’s campus, the Board could submit a letter to the Department of Historic Resources expressing opposition to the proposal should it

wish to. B. Crawford pointed out that the buildings' historic names were the Archer House and the Blair House and argued that by changing the names, VMI had already obliterated an important connection to Lexington's history. She suggested that any letter from the Board include a request that the houses be moved rather than demolished, citing as precedent the 1914 redesign of the parade ground during which historic homes were moved. After noting that the Department of Historic Resources (DHR) was a recommending body only, A. Glaeser shared a portion of DHR's review of the project which found that the demolition of Cabell and Neikirk Halls would have an adverse impact on both the VMI and Lexington Historic Districts. There was general agreement to draft a letter in opposition to the project. A. Glaeser said staff would provide a first draft of the letter for the Board to review and polish at its next meeting.

- D. Proposed zoning text amendment to allow an internally lit sign on a canopy – A. Glaeser reported that the owner of the Gin Hotel wishes to install an internally lit sign on the canopy above the hotel entrance and would likely soon submit a proposed zoning ordinance text amendment that would allow such a sign in the C-1 zoning district. Director Glaeser passed around a schematic of the sign the applicant was envisioning. He said he wanted to make the Board aware of the proposal and said he would have the ARB review the proposed amendment language before having it go before the Planning Commission and City Council for public hearings.

ADJOURN:

The meeting was adjourned at 5:57 p.m. (J. Taylor / J. Goyette)

A. Bartenstein, Chair, Architectural Review Board

Staff Report

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-30 Exterior Improvements at 116 N. Main Street**

Project Name	Exterior Improvements at 116 N. Main Street
Property Location	116 N. Main Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Bread & Barbells LLC/Aurora McLain

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for alterations to a previously approved COA for exterior improvements at 116 N. Main Street. The application proposes the following changes to the originally approved design:

1. A different brand of overhead garage door, with a solid panel rather than 3 glass panels at the bottom, due to cost and concerns about overall durability.
2. Different locations for the kitchen exhaust vents due to requirements of the engineers.

Cut sheets for the garage door and vents are included in the application materials, as are new elevations and a roof plan showing the proposed vent locations.

116 N. Main St. recent conditions



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 Guidelines for Existing Buildings on pages V-1-V-22)
<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: Tom Newhall Phone: (540) 570-3474

Company: Newhall Custom Builders LLC Fax: _____

Address: 3900 Turkey Hill Rd Rockbridge Bldg Email: newhallcstmblde@ycba.com
VA 24473

Applicant's Signature: [Signature] Date: 11/12/2024

Property Owner

Name: Ryan "Red" Dowdell Phone: (703) 346-0980

Address: 116 N Main St Lexington VA Email: ~~XXXXXXXXXXXXXXXXXXXX@gmail.com~~
24450 bredandbarbellsLex@gmail.com

Owner's Signature: [Signature] Date: 11/12/2024

Architect/Designer

Name: AURORA McCLAIN Phone: 512-705-2262

Company: FORMWRIGHT DESIGN Fax: _____

Address: 18 W. WASHINGTON ST Email: aurora@formwrightdesign.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 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): 116 NORTH MAIN ST.

Tax Map: _____ Deed Book and Page #: _____

Acreage: _____ Zoning (attach any existing conditions or proffers): C1

Property Doing Business As: BREAD + BARBELLS, LLC

Historical Name of Building: _____

Approximate Age of Building: 80 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



www.lexingtonva.gov

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300 East Washington Street
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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: \$120.00

Case Number: HD COA- 2024 - 35

Date Received: 11/12/2024 Received By: Arne

Staff Review

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

Comments: _____

Planning and Development Director Date

Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board Date

AVANTE[®]

garage doors

ALUMINUM AND GLASS CONSTRUCTION



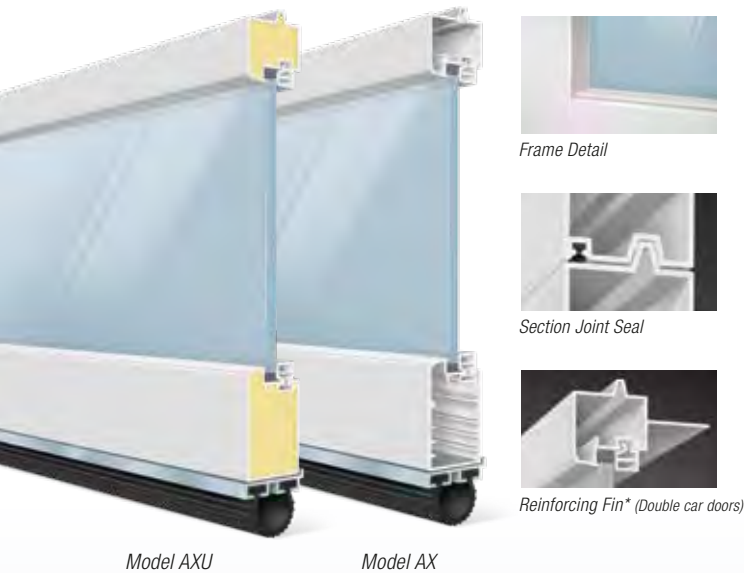
America's Favorite Garage Doors[®]



Model AXU, Dark Bronze (Anodized) Frame with Obscure Insulated Glass

AVANTE®

Avante® garage doors are designed with architects, contractors and homeowners in mind. With a sleek aesthetic and section seal, these doors are the perfect choice to modernize any home. Not only can they transform garages, they can also be used as an indoor loft partition or as versatile solarium doors. Many glass options are available to control the degree of light transmission and privacy.



Model AXU

Model AX

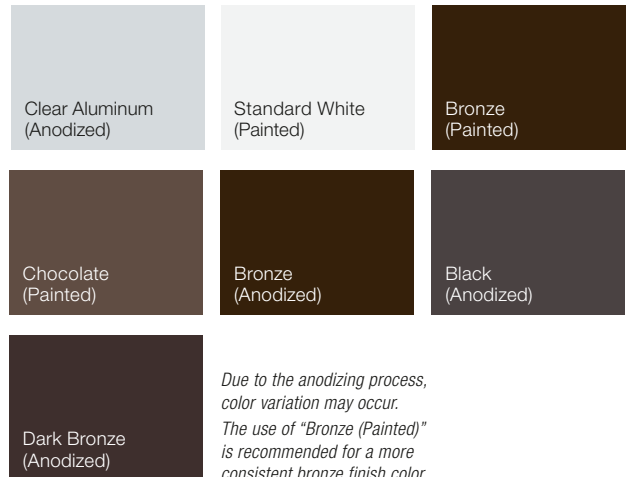
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AXU)
- R-value 3.8/U-factor 0.86. (Model AXU when glazed with clear insulated glass)
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WINDCODE® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS

Custom colors make Avante® garage doors personal. Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. The only limit is your imagination! See your Clopay Dealer for details.



Model AXU not available with RAL Powder Coat finish.



Model AX, Bronze (Anodized) Frame with Frosted Tempered Glass

DOOR DESIGNS



AX/AXU
Single car door



AX/AXU
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES



GLASS/PANEL OPTIONS



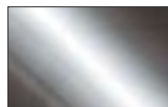
Clear Glass*



Gray Tinted Glass*



Bronze Tinted Glass*



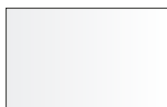
Mirrored Glass*



Obscure Glass*



Clear Laminated
Impact Rated Glass[†]



White
Laminated Glass



Black
Laminated Glass



Frosted Glass*
(Satin Etched)



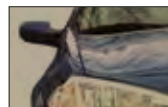
Frosted Acrylic



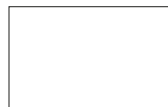
Clear Acrylic



Gray Acrylic



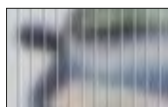
Bronze Acrylic



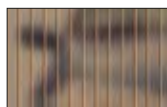
White Acrylic



Black Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

*Glass is tempered.

[†] 5/16" clear laminate impact rated glass is available only on AXW8/AXUW8.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

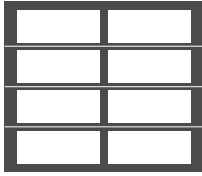
WINDCODE® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



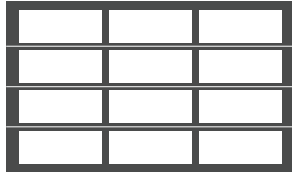
See your Clopay Dealer for details. Or for more information scan this code.

PANEL CONFIGURATIONS *(Examples of common sizes shown below)*

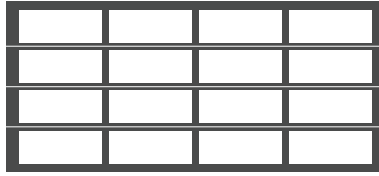
6'6" TO 7'0" HIGH DOORS



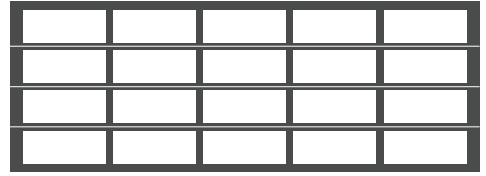
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide

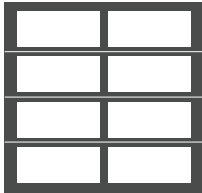


4 Panel
13'3" to 16'2" Wide



5 Panel
16'3" to 20'0" Wide

7'3" TO 8'0" HIGH DOORS



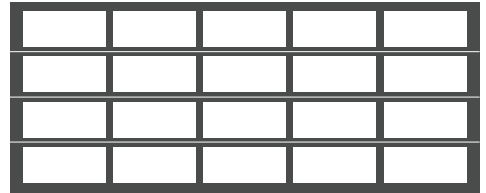
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide



4 Panel
13'3" to 16'2" Wide



5 Panel
16'3" to 20'0" Wide



Model AXU, Black (Anodized) Frame with Frosted Insulated Glass



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-AVANTEAXSS-19_REV1122

imagine



DESIGN YOUR DOOR
OPEN CAMERA
AND POINT!



- Greenheck Fan Corporation certifies that the model shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program.
- Performance certified is for installation type A: Free inlet, Free outlet.
- Power rating (BHP/kW) does not include transmission losses.
- Performance ratings do not include the effects of appurtenances (accessories).
- The sound ratings shown are loudness values in fan sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

California Residents

 **WARNING**

This product can expose you to chemicals including cadmium used in the processing of corrosion resistant metal and fasteners, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information visit www.P65Warnings.ca.gov



SKU
CUE-120-5VG119GQD

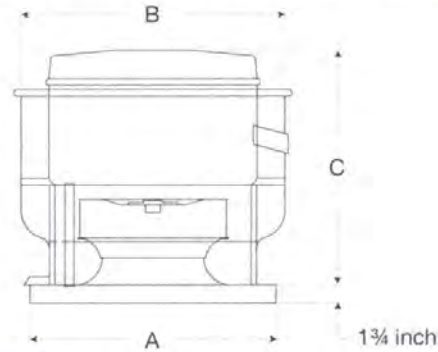
Job Name:
Mark:
Submitted By:
Date: 11/12/2024

Centrifugal Upblast Exhaust Fan, Product # CUE-120-5VG119GQD, 581-2037 CFM



Model CUE is a direct drive exhaust fan specifically designed for roof or sidewall mounted applications discharging the air directly upward, away from the roof or wall surface. The fans feature a one piece windband continuously welded to curb cap and double studded isolators for true vibration isolation.

- 19 x 19 inch base with prepunched mounting holes for easy attachment to roof curb
- Energy-efficient, speed controllable, Vari-green® motor
- Roof or wall mountable

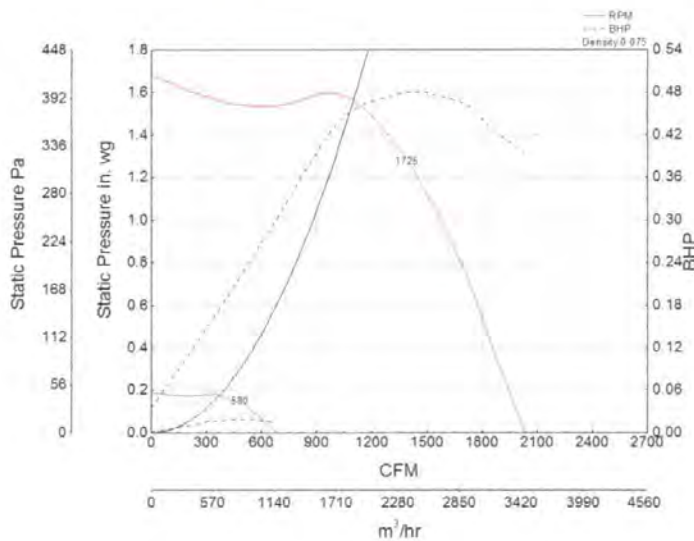


A	B	C
19 in	24.875 in	28.25 in

Certifications

AMCA Sound & Air
UL/cUL 705 Listed - Supplement SC - "Power Ventilators for Restaurant Exh. Appliances" (Formerly UL 762)

Performance Characteristics



Construction Features

Housing Material	Spun Aluminum
Drive Type	Direct Drive
Impeller Type	Centrifugal Wheel
Impeller Material	Aluminum
Includes	Motor mounted potentiometer
Certifications	AMCA Sound & Air UL/cUL 705 Listed - Supplement SC - "Power Ventilators for Restaurant Exh. Appliances" (Formerly UL 762)
Speed Controllable	Yes
Required Accessory	Roof curb for new roof installations

Motor Information

Motor Insulation	B
Motor Phase	1
Service Factor	1
Voltage	115/208-230
HP	1/2
Hertz	60
Motor Enclosure	n/a
RPM	1800
Thermal Protection	AutoOverload
Nominal Efficiency	85

Air and Sound Performance

Motor HP	Max BHP	Max Fan RPM	Min Fan RPM	Ps (in. wg)	0	0.125	0.25	0.375	0.5	0.625	0.75	0.875	1	1.25	1.5
1/2	0.48	1725	580	CFM	2,037	1,979	1,923	1,869	1,816	1,763	1,710	1,642	1,571	1,406	1,176
				Sones	15.6	16.1	16.7	17.3	17.9	18.2	18.4	18.7	18.7	18.6	18.4



- Greenheck Fan Corporation certifies that the model shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program.
- Performance certified is for installation type A: Free inlet, Free outlet.
- Power rating (BHP/kW) does not include transmission losses.
- Performance ratings do not include the effects of appurtenances (accessories).
- The sound ratings shown are loudness values in fan sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels.

California Residents

 **WARNING**

This product can expose you to chemicals including cadmium used in the processing of corrosion resistant metal and fasteners, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information visit www.P65Warnings.ca.gov

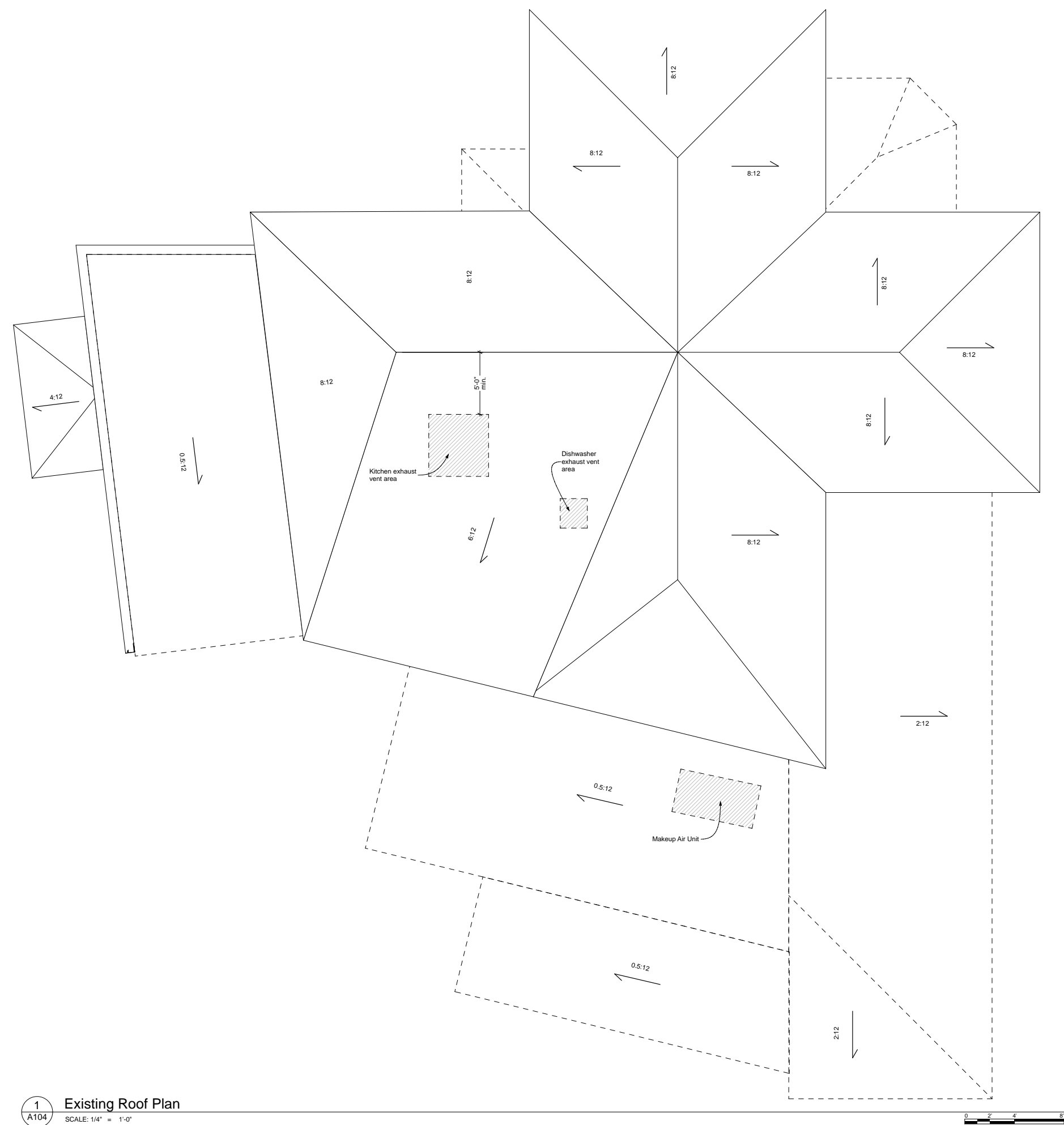
Bread and Barbells

116 North Main Street
 Lexington, VA 24450

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2024 - FormWright Design, LLC



1
 Existing Roof Plan
 SCALE: 1/4" = 1'-0"

Notes

1. All high slope roof areas are asphalt shingle; all low slope metal. Condition of roofing material has not been inspected.
2. All roof slopes are approximate and have not been precisely measured. Verify all roof slopes in field before modifying roof.



ISSUED:

08/21/2024 - For ARB Review
09/13/2024 - For ARB Review 9/19
09/24/2024 - For Coordination
10/03/2024 - For Framing Permit
10/10/2024 - For Health Dept.
11/08/2024 - For Permitting

Roof Plan

A104

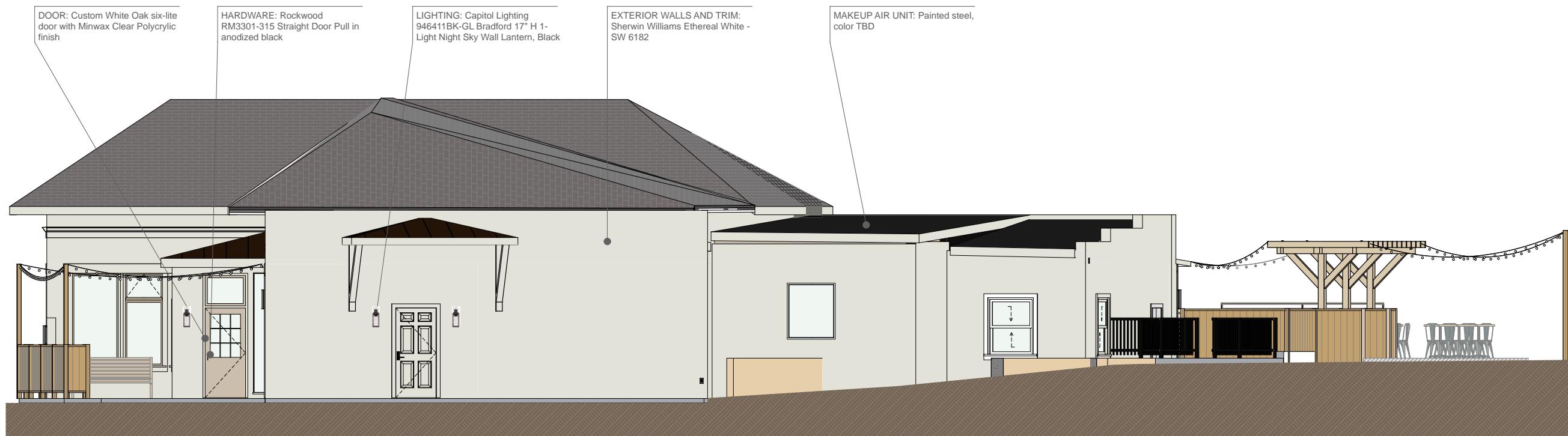
Bread and Barbells

116 North Main Street
Lexington, VA 24450

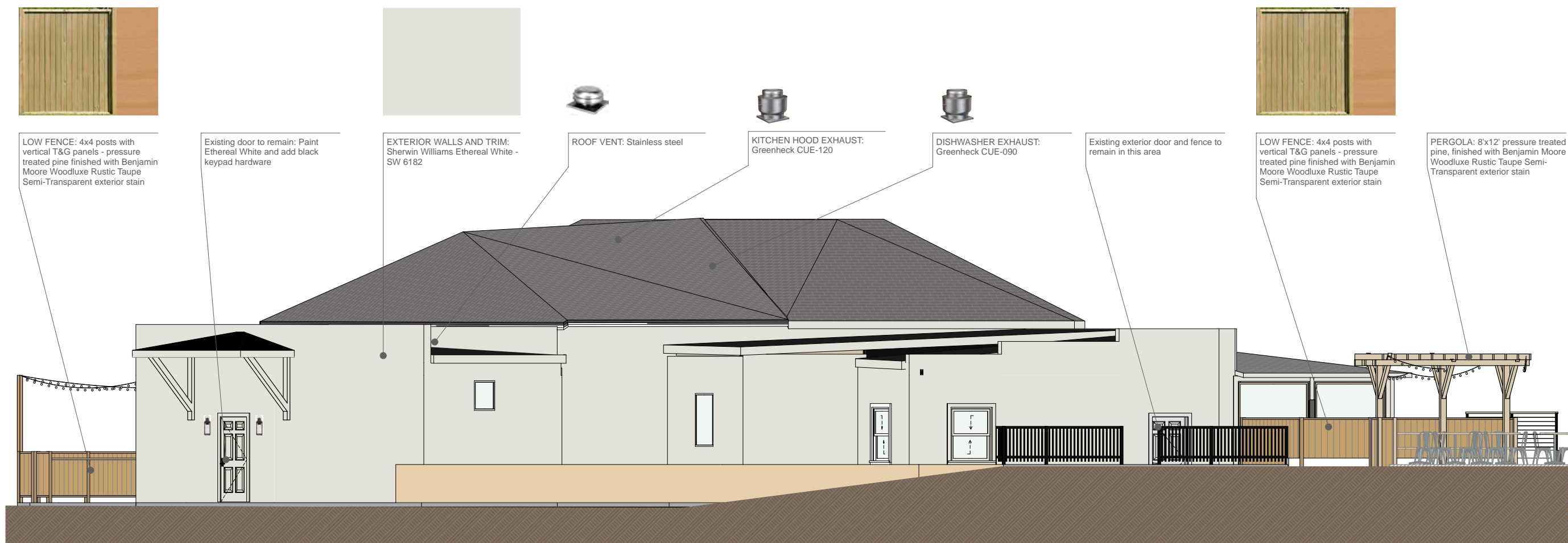
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

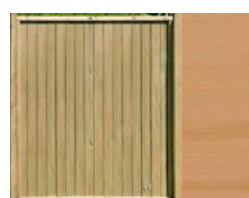
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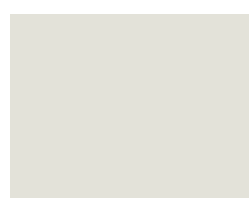
1 West Elevation
SCALE: 1/4" = 1'-0"
0 2 4 8



2 South Elevation
SCALE: 1/4" = 1'-0"
0 2 4 8



LOW FENCE: 4x4 posts with vertical T&G panels - pressure treated pine finished with Benjamin Moore Woodluxe Rustic Taupe Semi-Transparent exterior stain



Existing door to remain: Paint Ethereal White and add black keypad hardware



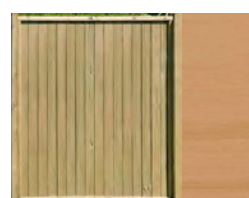
ROOF VENT: Stainless steel



KITCHEN HOOD EXHAUST: Greenheck CUE-120

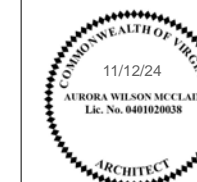


DISHWASHER EXHAUST: Greenheck CUE-090



LOW FENCE: 4x4 posts with vertical T&G panels - pressure treated pine finished with Benjamin Moore Woodluxe Rustic Taupe Semi-Transparent exterior stain

PERGOLA: 8'x12' pressure treated pine, finished with Benjamin Moore Woodluxe Rustic Taupe Semi-Transparent exterior stain



ISSUED:

- 08/21/2024 - For ARB Review
- 09/13/2024 - For ARB Review 9/19
- 09/24/2024 - For Coordination
- 10/03/2024 - For Framing Permit
- 10/10/2024 - For Health Dept.
- 11/08/2024 - For Permitting

Exterior Elevations

A202

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-35 138 S. Main Street New Signage**

Project Name	New signage for Rockbridge Regional Library
Property Location	138 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Rockbridge Regional Library System / Carol E. Jones & Julie Goyette

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for two new post-mounted projecting signs for Rockbridge Regional Library at 138 S. Main Street. The applicants are requesting two 24" x 24" x 1/8" double-sided aluminum projecting sign panels to be hung from individual banner arms mounted to a 10' tall metal pole system. The sign panels will feature vinyl decals with the library logo in blue (Pantone color 7692c) on a white background and will be hung perpendicularly to one another such that one sign faces the street and the other faces pedestrian sidewalk traffic. The pole system, banner arms and pole topper will be aluminum with a black matte finish. The proposal is to locate the new sign pole in the general vicinity of the existing free-standing sign (which will first be removed), at a point that is 36" from both the Main Street and library sidewalks. The signs will not be illuminated. Additional sign details are included in the application materials.

138 S. Main Street existing conditions



**Lexington, VA Historic Downtown Preservation District COA
COA 2024-35 138 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.



www.lexingtonva.gov

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

SIGN PERMIT APPLICATION

Applicant¹

Name: Carol E. Jones Julie Goyette Phone: 540-463-4324 x110
 Company: Rockbridge Regional Library Fax: 540-464-4824
 Address: 138 S. Main St. Lexington, VA 24450 Email: _____
 Applicant's Signature: [Signature] Date: 10/07/2024

Property Owner

Name: Rockbridge Regional Library System Phone: 540-463-4324
 Address: 138 S. Main St. Lexington, VA 24450 Email: jgoyette@rrlib.net
 Owner's Signature: _____ Date: _____

Sign Contractor

Name: Forsite; mailboxesandsigns.com Phone: 855-537-0200
 Company: Forsite Fax: _____
 Address: 1348 Beach Blvd. Jacksonville, FL 32240 Email: customerservice@forsite.us

Proposal Information²

Address (or location description): 138 S. Main St. (Sign will go in front yard at front edge of current sign.)
 Tax Map: 23-1-174 ~~174~~ Deed Book and Page #: 413, p. 222
 Acreage: .403 Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Rockbridge Regional Library
 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.



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

www.lexingtonva.gov

Sign Information

We propose a city street sign pole with two arms. One arm would face traffic travelling North on Main Street, and one would face the Main Street sidewalk.

Sign Type	Square Feet	Width	Height
Sign 1 <u>Freestanding pole</u>	<u>4 sq. ft.</u>	<u>24"</u>	<u>24"</u>
Sign 2 <u>Same Freestanding pole</u>	<u>4 sq. ft.</u>	<u>24"</u>	<u>24"</u>

~~Sign 3~~ Notes: Pole is 10' with 2' buried underground. Arms measure 32.5"

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No Will be removed.

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

Width 87" Height 48"
 Width _____ Height _____

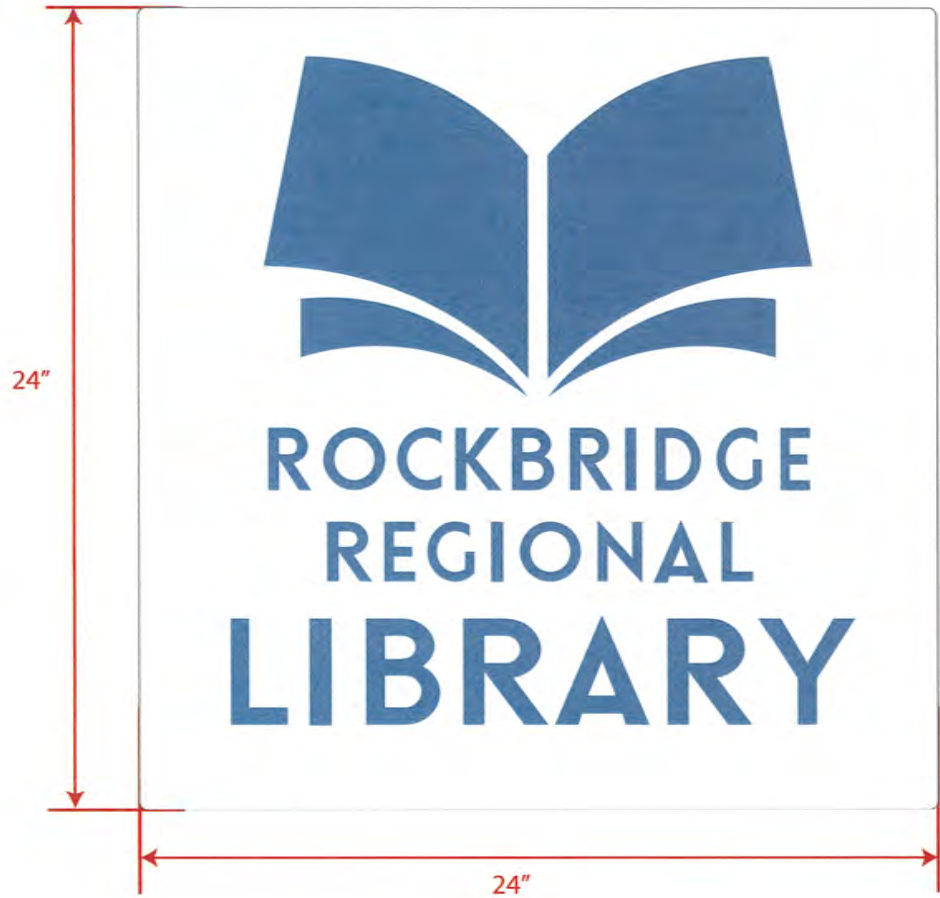
If a projecting sign, clearance from sidewalk: _____ feet Will not hang over sidewalk. pole will be 36" from each sidewalk - Main St. sidewalk and Library sidewalk

What materials will be used? Metal pole
vinyl decal on commercial grade sign board

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



This area has been intentionally left blank.

- Signs are two-sided 24" x 24" aluminum panels, 1/8" thick.
- Pantone color 7592C on white background.

3				
2	Reverse color scheme	CC	CS	10/28/24
1	Released for quotation or production	CC	CS	09/23/24
REV	DESCRIPTION OF CHANGE	DIRECTED BY	CHANGED BY	DATE

FORSITE
 MAILBOXES, SIGNS & SITE AMENITIES
 Phone: 1-855-537-0200
 www.forsite.us
 customerservice@forsite.us
 P.O. Box 51402
 Jacksonville, FL 32240

DRAWING NUMBER: 32488-2C
ACCOUNT: Rockbridge Library
PROJECT: CC0217RREV1
DRAWING DATE: 09/23/2024
DRAWING DESCRIPTION:
 Custom 24" X 24" Library Sign

Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.

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Signature: _____ Date: _____



This area has been intentionally left blank.

REV	DESCRIPTION OF CHANGE	DIRECTED BY	CHANGED BY	DATE
4	Update sign to DWG 32488-2M	CC	CS	10/28/24
3	Change pole, base, and sign	CC	CS	10/25/24
2	Make frame and sign one DWG 32487-2M	CC	CS	09/24/24
1	Released for quotation or production	CC	CS	09/24/24

FORSITE
 MAILBOXES, SIGNS & SITE AMENITIES
 Phone: 1-855-537-0200
 www.forsite.us
 customerservice@forsite.us
 P.O. Box 51402
 Jacksonville, FL 32240

DRAWING NUMBER: 32489-4C
ACCOUNT: Rockbridge Library
PROJECT: CC0217RREV1
DRAWING DATE: 09/24/2024
DRAWING DESCRIPTION:
 Custom 24" x 24" Library Sign Assembly

Forsite is not responsible for checking local municipal codes. Please verify specifications with your municipality before placing an order.

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FABRICATION TO BEGIN AFTER DRAWING HAS BEEN APPROVED, SIGNED THEN FAXED OR EMAILED TO FORSITE PRODUCTS.

Signature: _____ Date: _____



[Home](#) > [Products](#) > [Street Signage](#) > [Components](#)

BUILD YOUR STREET SIGNAGE SYSTEM

Direct burial poles and accessories are made of extruded and cast aluminum. Direct burial poles require a minimum of 18" to 24" burial below grade in concrete for proper installation.

Sign Pole Options

Extruded aluminum poles. Most traffic sign poles are available in lengths up to 16'.

ROUND ALUMINUM POLES



3" O/D Smooth
Black matte



3" O/D Fluted



4" O/D Smooth



4" O/D Fluted

Pole Topper, Banner Arms, and Signs

POLE TOPPERS FOR 3" O/D ROUND POLES



TSB2

3 1/2" W x 6" H
Black Matte



TSB4

3 1/2" W x 6" H



TSB-206/TSB-606

Two aluminum banner arms at 90 degree angle to hold 24" x 24" signs



- Two 24" x 24" two-sided signs.
- Pantone color 7592C on White Background
- Signs are 1/8" thick aluminum panels

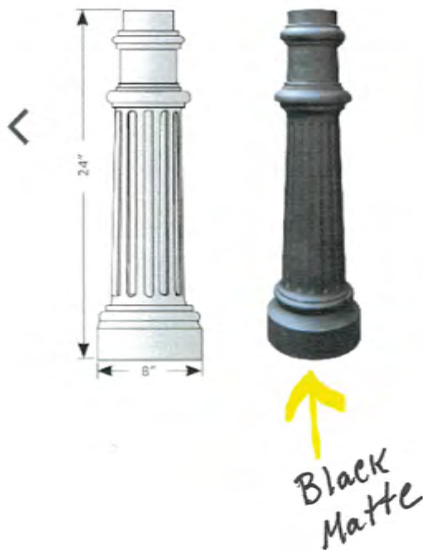
Country Lane Series

Country Lane Series Street Signs

The Country Lane Series pole and base combination provides an upscale look to any application. The Country Lane Base is similar to the Town Square base, but it's smaller scale makes it a more economical option.

- Available in 3" outer diameter smooth and fluted poles.
- 8 ft., 10 ft., 12 ft., 14 ft. and 16 ft aluminum poles available.
- 8" Diameter x 24" H one piece, cast aluminum base.
- Direct Burial Installation Only.
- All components made of rust free extruded or cast aluminum.
- Maintenance free powder coated finish.
- Coordinating mailbox and post assemblies are available.

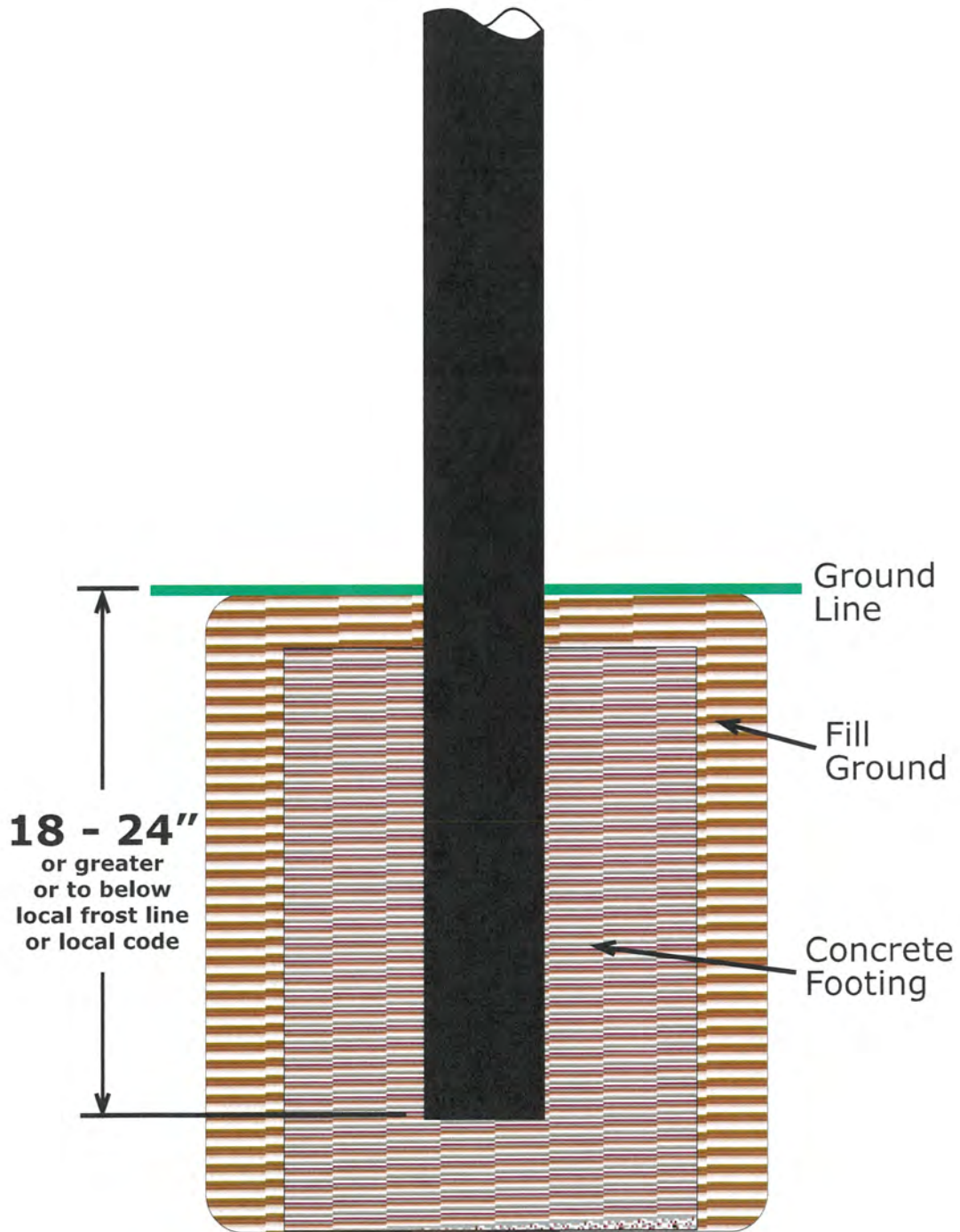
BASE DETAIL



POLE OPTIONS



Instructions for 3" and 4" O/D Direct Burial Poles



Rockbridge Regional Library Sign Application 10/2024

Old sign will be removed. New sign pole will be placed near the old sign, at the point that is 36" from Main St. sidewalk and 36" from library sidewalk.



Lexington
Virginia

November 22, 2024

Adrienne Birge-Wilson
Architectural Historian, Review and Compliance Division
Department of Historic Resources
Commonwealth of Virginia
2801 Kensington Avenue
Richmond, VA 23221

RE: Proposed Demolition of Cabell House and Neikirk Hall – DHR File No. 2024-3522

Dear Mrs. Birge-Wilson,

On behalf of the Lexington Architectural Review Board, I am writing to express our profound disappointment with Virginia Military Institute's proposal to demolish the historic Cabell House and Neikirk Hall (historically known as Archer House and Blair House) – an action which your agency has concluded would adversely impact not only the VMI Historic District, but also the Historic District of the City of Lexington.

We are among the many members of the local community who share VMI's professed values of "preserving the VMI heritage" while "supporting the operation and maintenance of the Institute's historic buildings..." (<https://www.vmialumni.org/why-give-support-the-corps/legacy/>) These houses, part of the Letcher Hyphen, have witnessed 150 years of VMI history and continue to provide an important visual transition between the campuses of VMI and Washington and Lee and the City of Lexington generally. We believe that choosing to address a master plan challenge with the demolition of these buildings, rather than with their relocation or adaptive reuse, is a design shortcut and a significant violation of the history, heritage and tradition the VMI post represents to our city, and our state.

We, the Architectural Review Board, representing the citizens of Lexington, encourage VMI to reconsider their approach to and challenge their master planning, architecture, and design partners to solve for programmatic needs in a manner that enhances and improves the longevity of the historic and culturally significant elements of both the VMI campus and those structures that contribute to the City of Lexington's historic designation.

Respectfully,

Arthur Bartenstein
Chair, Lexington Architectural Review Board

cc: Col. Keith Gibson, VMI