



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, October 21, 2021 at 4:30 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 7, 2021 Minutes*
4. NEW BUSINESS:
 - A. **COA 2021-28: an application by Sherry Cline for a Certificate of Appropriateness for a paint refresh at 17 S. Randolph Street, Tax Map # 23-1-189, owned by Sherry Cline.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2021-29: an application by Barbara Crawford for a Certificate of Appropriateness to relocate a previously approved accessory building location at 210 W. Nelson Street, Tax Map #16-2-C, owned by Barbara Crawford**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
 - A. Discussion of Small Cell Zoning Text Amendment – addition to Design Guidelines
 - 1) Staff Report*
 - 2) Public Comment
 - 3) Board Discussion & Recommendation
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, October 7, 2021 – 4:30 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES**

Architectural Review Board:

Present: R. LeBlanc, Vice-Chair
A. Bartenstein
C. Honsinger, Alternate A

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Not Present: C. Alexander, Chair
E. Teaff
J. Goyette
B. Crawford, Alternate B

CALL TO ORDER:

Vice-Chair LeBlanc called the meeting to order at 4:30 p.m.

AGENDA:

The Agenda was approved unanimously. (C. Honsinger / A. Bartenstein)

MINUTES:

Meeting minutes from September 16, 2021 were approved unanimously as amended by A. Bartenstein. (A. Bartenstein / C. Honsinger)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

None

OTHER BUSINESS:

- A. Discussion of Small Cell Zoning Text Amendment – addition to Design Guidelines
 - 1) Staff Report – A. Glaeser provided background information on small cell facilities. He explained the Board would review these facilities on existing structures in the Historic Districts and that they have a range of appearances. He reviewed the conditions provided in the Virginia Code whereby a locality may deny a small cell application for aesthetic reasons and explained that the design guidelines eventually adopted for these facilities would likely be used to determine aesthetic impact for administratively reviewed applications in the public right of way. R. LeBlanc summarized the Board's discussion of the Middleburg example from the September 16, 2021 meeting. She explained that staff has provided additional examples for the Board to review and consider and suggested that the Board take a couple of minutes to also review the written comments provided by Board Members

Alexander and Teaff who were not able to attend the meeting. C. Honsinger said he had prepared for the meeting by focusing on the Middleburg example and asked what other Board Members were focusing on. R. LeBlanc said she felt the Middleburg language is overly specific and too long and that she is inclined to adopt a more economical approach along the lines of the Williamsburg example or the suggestion provided by Board Member Teaff. She went through E. Teaff's proposed language line by line and indicated that she believes it to be both economical and consonant with the existing Design Guidelines. A. Bartenstein added that E. Teaff's suggestion also seems to accomplish the Board's other stated goal which was to adopt language that could be applied not only to small cells, but to other technological infrastructure as well. There was discussion about adding size and height constraints. A. Glaeser suggested using language found in the Middleburg example restricting the height of any new support structure. R. LeBlanc agreed and suggested adopting the language provided by E. Teaff with the addition of the height restriction. There was discussion of specific restrictions included in the Middleburg example. There was additional discussion about how to frame language about a facility's attachment to a building's façade. There was general agreement to recommend moving forward with the language provided by E. Teaff, with the addition of the height restriction found in the Middleburg guidelines and an amendment to the second line suggested by C. Honsinger. A. Glaeser agreed to provide a draft of the recommended language for the Board to review and possibly vote on at its next meeting.

2) Public Comment – None.

ADJOURN:

The meeting adjourned unanimously at 5:11 p.m. (C. Honsinger / A. Bartenstein)

R. LeBlanc, Vice-Chair, Architectural Review Board

Staff Report

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-28 17 S. Randolph Street Exterior Improvements**

Project Name	Exterior Improvements for 17 S. Randolph Street
Property Location	17 S. Randolph Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Sherry Cline / Sherry Cline

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements for 17 South Randolph Street.

17 S. Randolph Street existing conditions



The improvements proposed consist of refreshing the exterior paint. The applicant has submitted two paint scheme options for consideration. Option 1, which is the applicant's preferred paint scheme, proposes Coastal Plain (SW6192) for the body, Basil (SW6194) for the trim, Rookwood Red (SW2802) for the window sashes and metal roof, and Refuge (SW6228) for the door. Option 2 proposes Halcyon Green (SW6213) for the body, Crescent Cream (SW7721) for the trim, Rookwood Red (SW2802) for the window sashes and metal roof, and Rookwood Sash Green (SW2810) for the

door. Color samples and examples of buildings with a similar color scheme for each option are included in the attached 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.

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Sherry Cline Phone: 540 460 4346

Company: _____ Fax: _____

Address: 4091 Turkey Hill Rd Email: _____
Rockbridge Baths, VA - 24473

Applicant's Signature: _____ Date: _____

Property Owner

Name: Sherry Cline Phone: 540 460 4346

Address: 17 S Randolph St Email: SherryCline@gmail.com

Owner's Signature: Sherry B. Cline Date: 10/6/21

Architect/Designer

Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Administration

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

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



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

Address (or location description): 17 S. Randolph
 Tax Map: 23-1-189 Deed Book and Page #: 378/325
 Acreage: 0.1689 Zoning (attach any existing conditions or proffers): C-1
 Property Doing Business As: Body Case
 Historical Name of Building: _____
 Approximate Age of Building: 1958 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

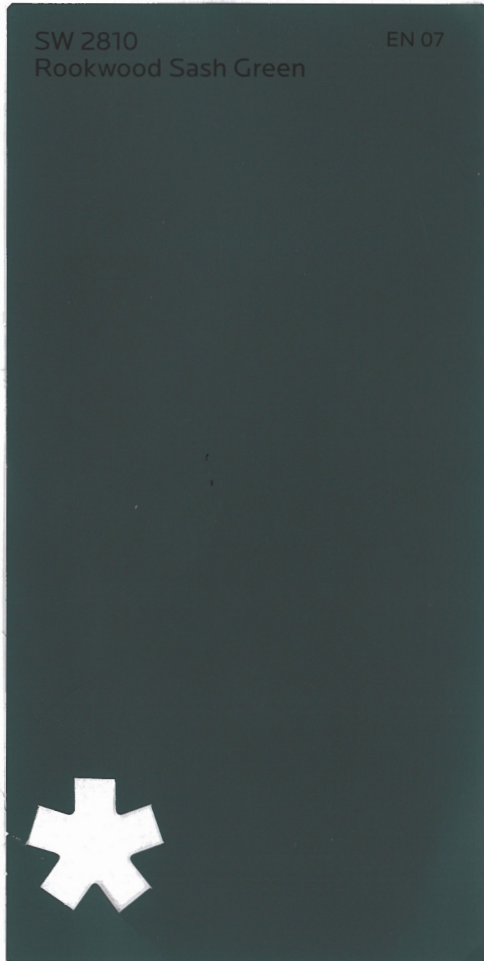
Option 1 Color Scheme







Option 2 Color Scheme







OleHouseGuy.com

Project Name	Relocation of approved studio building
Property Location	210 West Nelson Street
Zoning	R-1 (General Residential) & Residential Historic District
Owner/Applicant	Barbara L. Crawford/Barbara L. Crawford

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) to relocate a previously approved accessory building at 210 West Nelson Street. The detached studio building was approved by the ARB on April 1, 2021. The current request is to relocate the siting of the approved detached studio eighteen feet closer to McLaughlin Street.

210 West Nelson Street existing conditions



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.

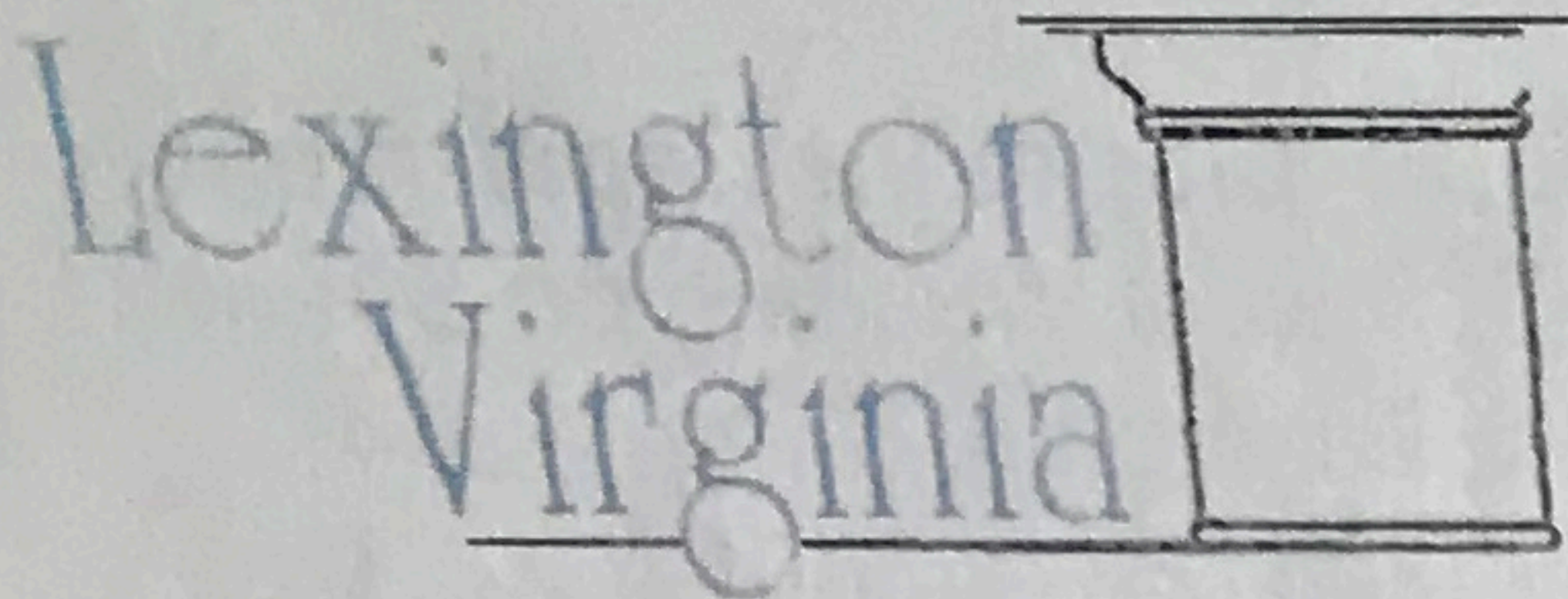
Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.
- C. Any applicable provisions of the city's design guidelines.

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 improvements meet the zoning criteria.



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Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: BARBARA CRAWFORD Phone: 540-570-0894

Company: _____ Fax: _____

Address: 210 WEST NELSON ST Email: BARBARA.CRAWFORD@SVU.EDU

Applicant's Signature: [Signature] Date: _____

Property Owner

Name: BARBARA CRAWFORD Phone: Same

Address: Same Email: _____

Owner's Signature: [Signature] Date: 02/15/2021

Architect/Designer

Name: _____ Phone: _____

Company: _____ Fax: _____

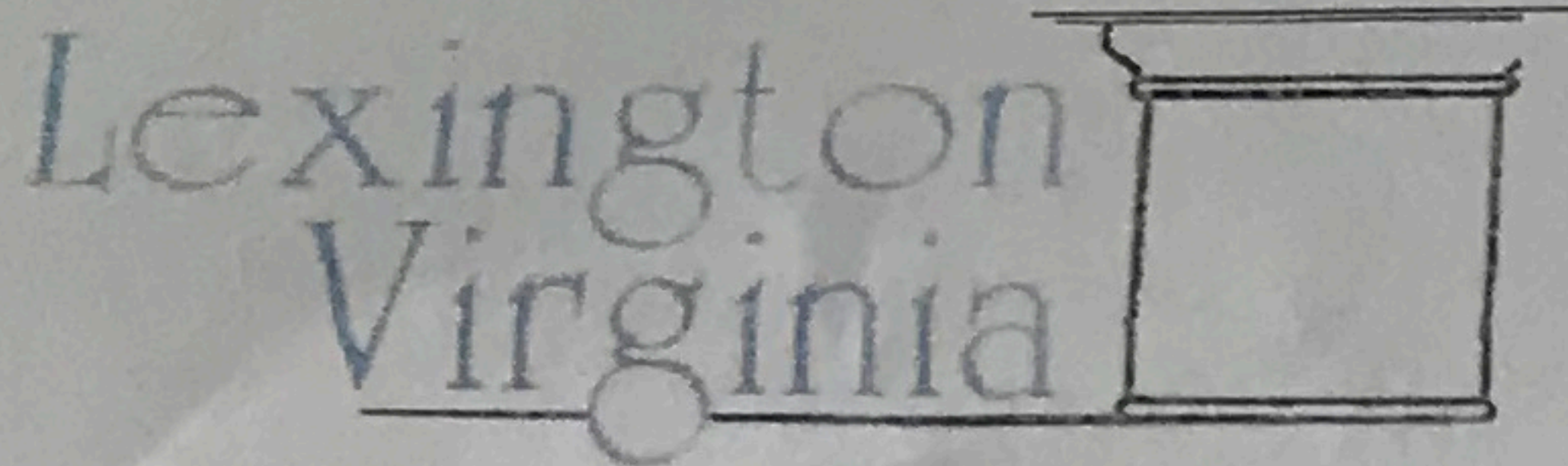
Address: _____ Email: _____

Administration

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

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

Address (or location description): 210 WEST NELSON ST

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: _____

Historical Name of Building: _____

Approximate Age of Building: NEW 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
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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

ALREADY
APPROVED

NON REFUNDABLE

THE ONE CAR STUDIO/GARAGE DESIGN WAS ALREADY
BEEN APPROVED. I WANT TO POSITION IT 18 FEET
FURTHER BACK.

NELSON STREET

DRIVEWAY

GRAVEL COURTYARD

FLOWER BEDS

PREVIOUS

NEW

644'49"14" W

L=57.40'
R=50.00'

4' AC

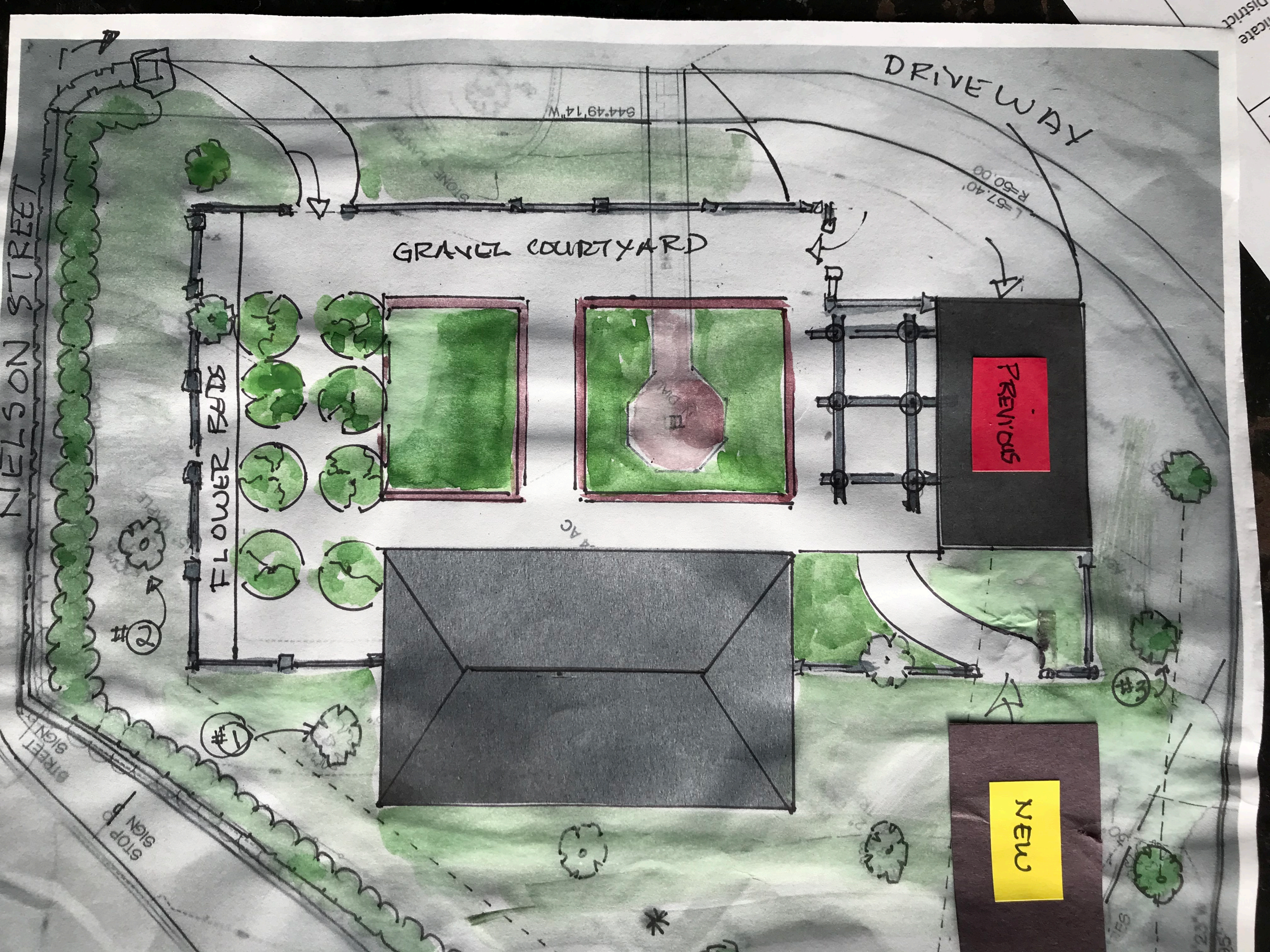
#2

#1

#3

STOP SIGN

STOP SIGN



Proposed Amendments to the Historic Design Guidelines

Section 15.2-2316.3 of the Code of Virginia also allows the City to require small cell facilities comply with architectural review guidelines in historic districts and revisions to the Lexington Historic District Design Guidelines are proposed.

The Lexington Zoning chapter includes an article for the Historic Downtown Preservation District and another article for the Residential Historic neighborhood Conservation District. Both of these articles include criteria known as considerational factors that shall be contemplated before the issuance of a Certificate of Appropriateness by the Architectural Review Board. With the adoption of design guidelines in 2020, the considerational factors were amended to add any applicable provision of the city's design guidelines in the issuance of a Certificate of Appropriateness. The design guidelines can therefore be amended with new guidelines for small cell facilities, and any future small cell facility application must be in compliance with the adopted small cell design guidelines in order for the Architectural Review Board to approve a Certificate of Appropriateness.

Lexington, Virginia Historic District Design Guidelines Table of Contents

(The full Lexington Historic District Design Guidelines can be found at <http://lexingtonva.gov/civicax/filebank/blobdload.aspx?t=59454.53&BlobID=28194>)

1. Introduction
2. Planning your project
3. Architectural & development overview
4. Guidelines for site design
 - A. Walkways, driveways & parking
 - B. Plantings & trees
 - C. Fences & walls
 - D. Lighting
 - E. Outbuildings, garages, & other site features
 - F. Site appurtenances

G. Facilities

(Proposal is to add new small cell facility design guidelines after the site appurtenances section of the guidelines for site design)

5. Guidelines for existing buildings – elements
6. Guidelines for existing buildings – materials
7. Guidelines for new construction & additions
8. Guidelines for awnings, canopies & marquees
9. Guidelines for signs
10. Guidelines for painting
11. Guidelines for energy conservation
12. Guidelines for accessibility

13. Guidelines for archaeology
14. Guidelines for vacant buildings
15. Moving & demolition

(Provided below are examples of design guidelines for small cell facilities from four municipalities: Middleburg, VA, Williamsburg, VA, Hickory, NC, and Beechwood, OH.)

Model recommended by ARB and staff at October 7, 2021 ARB meeting:

G. Facilities

In concert with the preceding guidelines for appurtenances, the following guidelines are provided pertaining to small cell, other wireless antennas, and other technological infrastructure (collectively “facilities”):

1. To the greatest extent practicable, facilities and cabling should be hidden from view and be as small as possible. Underground installation is preferable.
2. In no case, shall any installation of such facilities directly to a building be done in such a manner that the method of attachment will cause harm or degradation to the building facade, architectural features or any structural element.
3. Facilities may be required to be screened with vegetation or with material that compliments the building it is mounted on or near.
4. Collocation of facilities on existing buildings and structures is preferred over the installation of new stand-alone poles.
5. Any new support structure located along an existing sidewalk or street shall align with existing features such as utility poles and trees as to maintain organization.
6. *The height of any new support structure shall be no higher than necessary consistent with the requirements for reception and transmission, but in no case shall exceed 30 feet in height. Deployments needing additional height shall collocate on an existing building or utility pole.*

Middleburg model

(The following language is from the Town of Middleburg, VA Historic District Design Guidelines for “small cell facilities and other wireless antennas and infrastructure” and was reviewed and discussed during the September 2nd and 9th ARB meetings. Amended language suggested by Lexington ARB Members and staff on September 2nd is in red.)

~~In 2018, the Federal Communications Commission (FCC) issued guidance and adopted rules to streamline wireless infrastructure siting review processes to facilitate the deployment of next generation wireless facilities.⁴ To address the growing demand for wireless technology across the United States, cellular providers propose to increase the capacity of their networks by deploying small cell infrastructure, a new lower powered antenna technology, to reduce data traffic load on~~

larger cell towers. This new technology requires infrastructure to be installed in closer proximity to the users on the ground and this infrastructure will affect the aesthetics of public spaces.

In its order, the FCC concluded that aesthetics requirements are not preempted if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance.¹ As with other types of antennas and utility facilities providing contemporary functionality, small cell antennas (and its supporting equipment) and other wireless antennas, such as those providing municipal wi-fi, are generally incompatible with the character of the Downtown and Residential Historic Districts, and their inappropriate location can have a negative visual impact on those Districts.

G. Small Cell Facilities

In concert with the preceding guidelines for site design and elements **appurtenances**, the following guidelines are provided pertaining to small cell and other wireless antennas and infrastructure (collectively “facilities”):

1. To the greatest extent practicable, such facilities must be hidden from view.
2. Any small cell or other wireless antenna must be as small as possible consistent with the **minimal** requirements for reception and transmission, but in no case shall any antenna exceed ~~three (3)~~ **six (6)** cubic feet in volume.
3. All other wireless equipment associated with any such facility must also be as small as possible consistent with the **minimal** requirements for reception and transmission, but in no case shall such equipment have a cumulative volume of more than 28 cubic feet
4. If located on or adjacent to a building, such facilities must be located in the most inconspicuous location.
5. In no case shall any installation of such facilities **directly** to a building be done in such a manner that the method of attachment will cause harm or degradation to the building facade, architectural features or any structural element.
6. Such facilities should not be ~~mounted on front roofs of buildings because they create visual disruption of the historic streetscape and are difficult to screen effectively. Such facilities shall not disrupt the architectural character of a structure; rather, they should be hidden behind architectural features, such as a parapet. If there is no parapet, they shall be mounted as far back from the roof line as possible and painted to match the predominant color of the roof to limit visibility~~ **visible** from a public right-of-way.
7. Conduit and cabling should not be installed on building facades that may be seen from the public right-of-way. If there is no practicable alternative such as interior cabling or location on a non-visible facade, then any such conduit or cabling must be as minimal in size as possible and of a color compatible with the structure.

¹ Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, Fed. Reg. Vol. 83, No. 199 (Oct. 15, 2018). Federal Register: The Daily Journal of the United States Government.

8. Any facilities collocated on existing utility poles or on new support structures shall be in a matte black finish.
9. Aside from antennas and cabling, no other facilities should be collocated on existing utility poles. Any additional required facilities (e.g. equipment cabinet) should be ground mounted.
10. Aside from antennas and cabling, no other facilities shall be located on a new support structure. Any additional required facilities (e.g. equipment cabinet) shall be ground mounted.
11. Any ground mounted facilities shall be completely enclosed and screened with vegetation. When located adjacent to a building, such ground mounted facilities may alternatively be screened with an enclosure of material and color compatible with the building.
12. New support structures (i.e. poles) for such facilities are not appropriate on Main Street between ? Street and ? Street. This core section of the Downtown Historic Preservation is predominantly characterized by buildings sited directly to, and sometimes encroaching into, the public right-of-way. Coupled with often narrow sidewalks and decorative streetlights, this section of Main Street does not offer an appropriate setting for new support structures and facilities. Alternatively, applicants should look to existing utility pole infrastructure located off of, and behind structures along, Main Street for collocation of such facilities.
13. If collocation on existing utility pole infrastructure is not feasible, any new support structures for such facilities should be sited alongside existing utility pole infrastructure located off of, and behind structures along, Main Street in existing rights-of-way or utility easements. Location away from existing sidewalks and streets is preferred.
14. Any new support structure that must be located along or adjacent to an existing sidewalk or street shall be round, smooth metal in a matte black finish, should be no larger than 6" in diameter and shall provide for interior cabling. The height of any such structure shall be no higher than necessary consistent with the requirements for reception and transmission, but in no case shall exceed 30 feet in height. Deployments needing additional height shall collocate on an existing building or utility pole **without increasing its height to exceed 30 feet** or on a new support structure located away from existing sidewalks and streets.
15. Any new support structure located along an existing sidewalk or street shall align with existing features such as utility poles and trees as to maintain organization and keep out of the pedestrian path.
16. New support structures located away from existing sidewalks and streets, ~~and alongside or in line with existing utility poles, may~~ **shall** match such existing utility poles in design and material. ~~Such new support structures~~ **If alongside or in line with existing utility poles, they** should be no taller or larger in diameter than such existing utility poles. Cabling along any wood support structure shall be within conduit or otherwise covered, with such conduit or covering to be in a matte black finish.

17. In no case shall any new support structure or facilities impede safe and convenient pedestrian circulation or vehicular traffic, to include VDOT standards for sight distances, nor create any conflict with access to and from public or private parking spaces.
18. In no case shall any new support structure or facilities violate applicable local, state or federal law, including the Americans with Disabilities Act.
19. In no case shall any new support structure or facilities be located within 15 feet from an existing fire hydrant or building's fire department connection.
20. Any proposed pruning or removal of trees, shrubs or other landscaping in conjunction with the location or collocation of such facilities must be approved by the City. In all cases, tree "topping" or other improper pruning is prohibited. In no case shall the City be obligated to approve removal of a tree from the public right-of-way or from private property where such tree is required by a site plan governing the property's development.

(Town of Middleburg, Virginia, adopted 4/11/19)

Williamsburg model

G. Small Cell Wireless Facilities

(The following language is from the Williamsburg Design Review Guidelines for "small cell wireless facilities" and adjustments will be needed to fit Lexington. There are three Architectural Preservation districts and the singular Corridor Preservation District is split into guidelines for commercial buildings and for residential buildings. The guidelines below apply to the AP-2 District which contains the older neighborhoods surrounding the AP-1 District, such as College Terrace, Burns Lane, etc., the AP-3 District which contains post World War II Colonial Revival and more modern style dwellings such as those located in Pinecrest, Capitol Court, Crispus Attucks, and West Williamsburg Heights, and the Corridor Protection District for commercial and residential buildings)

1. Facilities located on the interior of a building are permitted. Facilities not visible from the Colonial Williamsburg Historic District Area CW or from a public right-of-way may be allowed if appearance and screening requirements are designed as outlined in the Design Review Guidelines.
2. Facilities shall not be visible from the Colonial Williamsburg Historic Area CW or a public right-of-way. Facilities shall be painted the same color as the structure for facilities affixed to the exterior of a building. All surfaces must contain a matte finish. Co-location on utility poles on private property must be painted to match the utility pole color. No shiny or reflective surfaces shall be allowed.
3. Screening may be required for facilities. If required, screening shall match the existing building material. If there is no existing building, the facility must be screened with a wooden privacy fence not to exceed six-feet in height. Salt-treated wooden fences must be painted or stained with the finished side of the fence facing the street and/or adjacent properties.

(Note – Williamsburg is in the process of amending their Comprehensive Plan and their Design Guidelines. A draft of their updated Design Guidelines reveals there are no changes proposed to the small cell facility guidelines.)

Hickory, North Carolina Historic Preservation Commission model

2.7 G. Small Cell Wireless Facilities

Small cell wireless facilities are the next generation of broadband infrastructure being deployed by wireless providers to meet a growing demand for faster speed and greater data availability. Small cell facilities use a different radio frequency output, footprint, and range compared to traditional cell towers, also known as, macro cell facilities. Most small cell wireless facilities will be located on utility poles or small towers located within the public street right of way to cover small, but densely populated areas. While this infrastructure is necessary to meet the next generation of wireless technology, known at 5G, careful placement of these facilities is necessary to maintain the character of historic districts and landmarks.

1. Collocation of small cell wireless facilities on existing buildings and structures, including traffic signals, street lights, utility poles, and flag poles, is preferred over the installation of new stand-alone poles.
2. If new poles are necessary, the alignment, spacing, materials, size, height, and overall appearance should closely match existing pole structures in the area, such as traffic signals, street lights, and utility poles. A decorative base for new metal poles is encouraged.
3. In areas with both metal and wooden pole infrastructure present, new small cell wireless poles using metal are preferred.
4. New small cell wireless poles should function as street lights.
5. Small cell wireless facilities should not be located in a manner that obstructs the direct line of sight between the front of a building and the street. Facilities should be located between building frontages.
6. Antennas necessary for small cell wireless facilities should not exceed the height of the pole structure they are attached to by more than five (5) feet. Antennas should be minimized in overall size and should incorporate stealth measures on new or replacement poles.
7. Equipment associated with small cell wireless facilities, including but not limited to remote radio units (RRUs), cabinets, and cables, should be fully concealed inside new or replacement poles or use other stealth measures. Associated equipment should not excessively protrude in width or height from the pole and should be minimized in overall size. Ground mounted equipment should be limited and when necessary, it should not conflict with existing utilities.
8. If ground or low mounted equipment is necessary, the equipment should be screened through landscaping of sufficient height or other concealment measures. Locating equipment underground is encouraged.

Beechwood, Ohio model

G. Small Cell Facilities

~~905.12 HISTORIC DISTRICT REGULATIONS.~~

Except antennas, all Small Cell Equipment to be located in the Right-of-Way in a Historic District shall be located in an underground vault or shall be subject to such reasonable, technologically feasible, and non-discriminatory design or concealment measures as the City may specify, as long as such measures do not have the effect of prohibiting or materially inhibiting the Facilities Operator's provision of service. Such measures are not considered part of the small cell facility for purposes of facility size restrictions in this Chapter or Chapter 903 of the Codified Ordinances. A waiver application submitted pursuant to Section 905.13(d) will be considered if such measures are shown to be technologically infeasible.

(Ord. 2019-85. Passed 8-5-19.)