



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, January 20, 2022 at 4:30 P.M.
Community Meeting Room, Lexington City Hall
300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. January 6, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-01: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9B, owned by Thomas Langston .**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, January 6, 2021 – 4:30 p.m.
Community Meeting Room
Lexington City Hall
MINUTES**

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Not Present: J. Goyette
E. Teaff
C. Honsinger, Alternate A
B. Crawford, Alternate B

CALL TO ORDER:

Chair Alexander called the meeting to order at 4:30 p.m.

AGENDA:

The Agenda was unanimously approved as presented. (R. LeBlanc / C. Alexander)

MINUTES:

Meeting minutes from December 2, 2021 were unanimously approved as presented. (A. Bartenstein / R. LeBlanc)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2022-01: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9B, owned by Thomas Langston.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 7 North Jefferson Street. The applicant requests to make the following changes:
 - i. Replacement of existing shingle roof with a new standing seam metal roof, with 3 dormers in the front and 1 shed dormer in the rear. The new roof structure would finish approximately 2 feet taller than the original roof. The gables on the ends would be framed and sided as per the drawings included in the application.
 - ii. Construction of a stair tower on the south end of the structure which would have a stucco finish covering the concrete masonry units on the stairs and other end wall areas.
 - iii. Repainting the existing brick Silver Satin (OC-26) to match the proposed color of the new exterior stucco and Hardie panel siding.

- iv. Addition of a two story porch to the front of the building which would provide an accessible entrance into the main floor, and for which there is sufficient private property to prevent encroachment on the right of way.
- v. Replacement of windows and doors.
- vi. Installation of new exterior light fixtures and louvered shutters.

Additional details are provided in the application and finish samples have been provided for the Board's consideration. Staff finds the proposed improvements meet the zoning criteria. In response to questions from Board Members, A. Glaeser stated the building's intended use was to be commercial on the first floor, though a tenant has not yet been identified, and residential on the second and third floors. He confirmed zoning regulations permit the proposed uses.

- 2) Applicant Statement – Pat Hennis, applicant and contractor, and Robert Steele, architect, responded to Board Members' questions, concerns and observations. C. Alexander noted the difference between the windows proposed for the stair tower and the windows proposed for the façade and asked for comment. Mr. Hennis said the stair tower would be set back from the front of the building by approximately 16 feet and the windows would provide additional light on the stairs. Mr. Steele added the treatment of the stair tower was an architectural detail meant to emphasize the addition of a new element to a building which could be deemed historic.

R. LeBlanc expressed serious concern about the proposed improvements. She read the following from the Historic District Design Guidelines: "Detailing which was not historically used on a building, or which represents another architectural era, should not be added to the building. This includes brackets, columns, dormers, dentils, shutters, cupolas, etc., that are sometimes added in an attempt to dress up a building or to make it appear older than it actually is." She acknowledged that the existing building is of a humble, vernacular style but argued that, as a part of the historic district, its character should not be altered as substantially as what is being proposed. Mr. Steele countered that the alteration was intentional. He said that while the DHR has designated the building as contributing to the Historic District, the building itself is not an historic structure. He asserted that adding dormers on a roof of a building that is not historic, or a porch, points out the addition is new or different. He added the proposal keeps the rhythm of the windows and doors and uses all existing window and door openings. R. LeBlanc reiterated that she believes the proposed improvements would effectively completely remake the architectural character of the structure and stated the Board should weigh whether that would be acceptable within the larger context of the entire historic district.

A. Bartenstein observed that the northern face of the existing building does not make a good aesthetic impression as one enters downtown from the north and appreciated that the proposed improvements would be more attractive. He expressed concern about the relation of the building to the street and whether the addition of a porch would increase the effect of the building crowding the street. He requested confirmation that the building would be expanded to the property line and asked if there were setback requirements. A. Glaeser stated that there are no setback requirements in the C-1 district provided there are no immediately adjacent residential properties. A. Bartenstein then asked about the proximity

of power lines to the proposed porch and how the porch would affect sight lines for drivers pulling out of the alley. Mr. Steele said the proposal used urban building standards - the porch would extend nearly to the front property line, replacing the parking spaces and reestablishing a protected sidewalk space, but would not extend to the corner of the property in order to allow for appropriate visibility. He said he viewed the building as a gateway into the downtown and significant effort went in to cleaning up the northern side of the property for that reason.

C. Alexander commented that the proposed design reads as a residence in a commercial space. She said the proposal contains elements she appreciates, but she would like to know how it was inspired by existing architectural elements in Lexington. She also suggested a different color scheme might provide better continuity with neighboring buildings. Mr. Steele said there are a number of buildings in the Historic District with similar detailing, but the intent of the project is to clearly differentiate what is historic and what is new. There was discussion about the precedent of painting non-historic brick facades in the City and the color schemes of adjacent and nearby buildings. There was discussion about the proposal's massing and increased roof height. A. Bartenstein stated he was concerned the addition of the porch in relation to the street would feel awkward. Mr. Steele responded that the subject building is actually built farther back from the sidewalk than the neighboring building and that the porch would enable the subject building to define the space similarly to the neighboring building.

Chair Alexander suggested the Board consider motions to defer a decision on the application and to request additional information from the applicant. She stated she would like to see an aerial view showing the building in relation to other buildings on the block in both its current and proposed forms. She also hoped an alternate color scheme would be presented. A. Bartenstein added he would find a street elevation helpful as the streetscape serves as an entrance to town. C. Alexander said the proposal would be an enhancement but she wanted to know how it relates to Lexington.

3) Public Comment – None

- 4) Board Discussion & Decision – **C. Alexander moved that the applicant provide additional information to include an aerial view showing the building in both its current and proposed forms in relation to the other buildings on the block, as well as an elevation of the streetscape. R. LeBlanc seconded and the motion passed unanimously. (3-0)** Mr. Steele asked if it would be acceptable to submit a series of photographs for the streetscape exhibit and there appeared to be general agreement that would be acceptable. A. Glaeser asked the Board and applicants to consider submission deadlines in scheduling the Board's next review of the application. Mr. Steele said his clients were anxious to move forward with the project and he would have the additional information submitted by the deadline for the Board's next meeting. **R. LeBlanc moved that the Board defer consideration of application COA 2022-01 until its meeting scheduled for January 20, 2022 at which time it would consider extra information provided by the applicant about the streetscape, the massing of the proposed renovations and its communication as a building with the rest of the Historic District. C. Alexander seconded and the motion passed unanimously. (3-0)**

OTHER BUSINESS:

None

ADJOURN:

The meeting adjourned unanimously at 5:36 p.m. (R. LeBlanc / A. Bartenstein)

C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-01 7 North Jefferson Street Exterior Improvements**

Project Name	Exterior Improvements at 7 North Jefferson Street
Property Location	7 N. Jefferson Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Thomas Langston/Patrick Hennis

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 7 North Jefferson Street.

7 North Jefferson Street existing conditions



The application proposes the following improvements:

1. Replacement of the existing shingle roof with a new standing seam metal roof, with 3 dormers in the front and 1 shed dormer in the rear. The new roof structure will finish approximately 2 feet taller than the original roof. The gables on the ends will be framed and sided as per the drawings.
2. Construction of a stair tower on the south end of the structure which will have a stucco finish covering the concrete masonry units on the stairs and other end wall areas.
3. Repainting the existing brick Silver Satin (OC-26) to match the color of the new exterior stucco and Hardie panel siding.
4. Addition of a two story porch to the front of the building which will provide an accessible entrance into the main floor.
5. Replacement of windows and doors.
6. Installation of new exterior light fixtures and louvered shutters.

Detailed drawings and information about proposed materials are included in the application package.

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.

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.

History of Application

The C.O.A. application was reviewed by the A.R.B. on January 6, 2022 and deferred until January 20, 2022 for additional project details to be provided by the applicant. Details to be provided were: 1) an aerial view showing the building in relation to the other buildings on the block, 2) a rendering of the streetscape, and 3) the massing of the proposed renovations and its communication as a building with the rest of the Historic District. The applicant has submitted additional information found on pages 25-39 of the packet.

The amendments to the initial application submittal include:

1. Removal of the shutters on the front of the building.
2. Modification of the two large windows at the first floor commercial space.
3. Addition of a restaurant name "nook" on the first floor to reinforce the first floor as commercial space.

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-01 7 North Jefferson Street Exterior Improvements**

4. Modification of the windows on the side entry stair hall to reinforce this addition as new and contemporary.
5. Modification of third floor roof and structure to lower the front belt line at the roof soffit and trim boards to match the existing heights. This modification however increases the roof height by 3 feet over the existing roof height.



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: PATRICK HENNIS Phone: 540 784 0131

Company: PHOENIX CONST CO LLC Fax: _____

Address: 328 WEST MIDLAND PL LEX Email: PHENNIS@AOL.COM

Applicant's Signature: Date: 11/20/21

Property Owner

Name: THOMAS LANIGTON Phone: 412 996 9414

Address: 3498 GRAND AVE PITTSBURGH Email: THOMAS LANIGTON@YAHOO.COM
15225

Owner's Signature: Date: 11/20/21

Architect/Designer

Name: ROBERT STEELE Phone: 804 344 0060

Company: BOB ARCHITECTURE Fax: _____

Address: 108 NORTH FIFTH ST RICHMOND Email: BOB STEELE@BOB ARCHITECTURE
23219 .NET

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.



www.lexingtonva.gov

Planning & Development Department

300 East Washington Street

Lexington, Virginia 24450

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

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

Address (or location description): 7 NORTH JEFFERSON ST, LEXINGTON

Tax Map: 16-49A & 16-4-9B Deed Book and Page #: _____

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

Property Doing Business As: PRIVATE RES

Historical Name of Building: UNIVERSITY CEMENTS

Approximate Age of Building: 67 years 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



7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

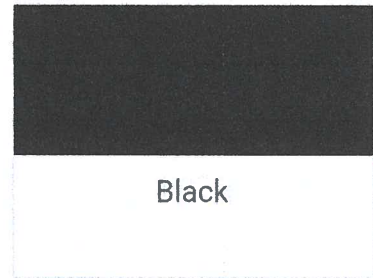
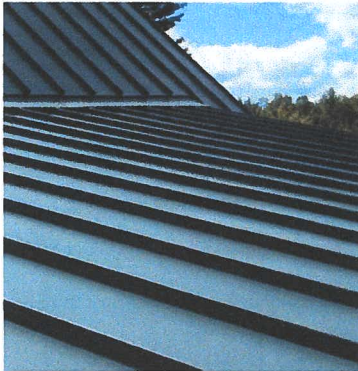
Table of Contents

1. Roofing
 - Black Standing Seam Metal Roof
2. Brick
 - Existing Red Brick Painted
3. CMU w/ Stucco Finish
4. Siding
 - Smooth Hardie Panel Siding
5. Trim
 - Miratec Trim
6. Exterior Lighting
 - American Gas Lamp
7. Doors
 - Pella w/ Black Finish
8. Windows
 - Pella w/ Black Finish
9. Porch Terrace
 - Virginia Blue Stone
10. Porch Decking
 - T&G Wood Decking, Painted
11. Exterior Railing
 - Ornamental Black Iron Railing
12. Louvered Wood Shutters
13. Columns & Porch Detailing
14. Color Overview



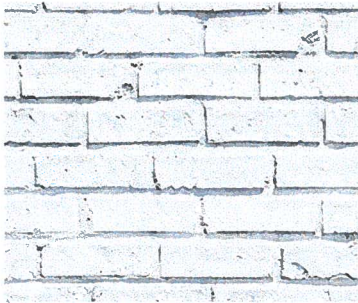
7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

1 Roofing



Standing Seam Metal Roof w/ Black Finish

2 Brick



Existing Red Brick Painted



3 CMU w/ Stucco Finish



CMU w/ Stucco Finish





7 N. Jefferson St. Exterior Finishes

Lexington, VA 24450

4 Siding

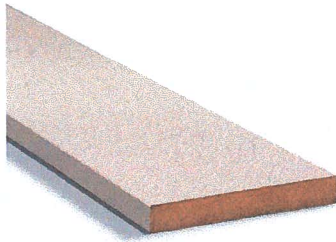


Smooth Hardie Panel Siding

Silver Satin

OC-26

5 Trim



Miratec Trim

Chantilly Lace

OC-65

6 Exterior Lighting

Manuf: American Gas Lamp Works



The Westmoreland w/ Universal Wall Brackets



21.5"

11"



7.25"

14"

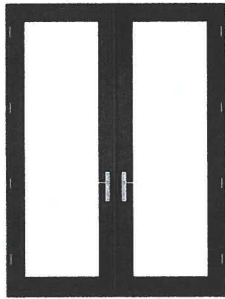
Black Finish



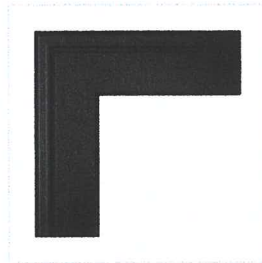
7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

7 Doors

Manuf: Pella



Black Door Finish



Black

8 Windows

Manuf: Pella

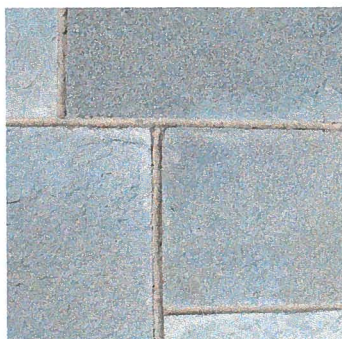


Black Window Finish



Black

9 Porch Terrace



Virginia Bluestone Pavers

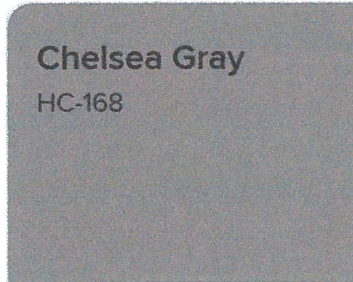


7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

10 Porch Decking



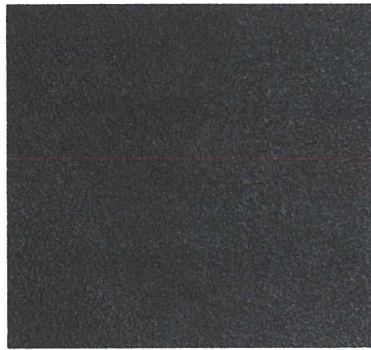
T & G Wood Decking, Painted



11 Exterior Railing



Ornamental Iron Railing



Black Finish

12 Louvered Wood Shutters
Manuf: Timberlane





7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

13 Columns & Porch Detailing

Chantilly Lace
OC-65

14 Color Overview

Trim, Columns, & Porch Detailing

Chantilly Lace
OC-65

Windows & Doors



Black

Louvered Wood Shutters

Midnight Dream
2129-10

Pntd. Brick, Siding, & CMU w/
Stucco Finish

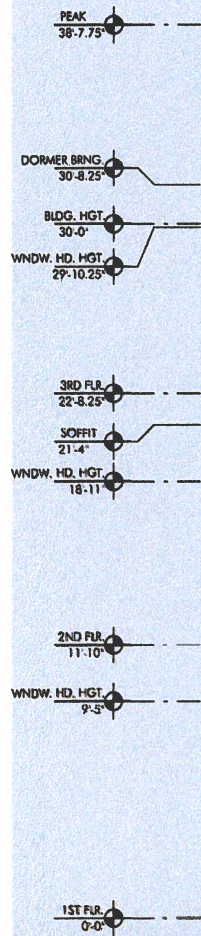
Silver Satin
OC-26

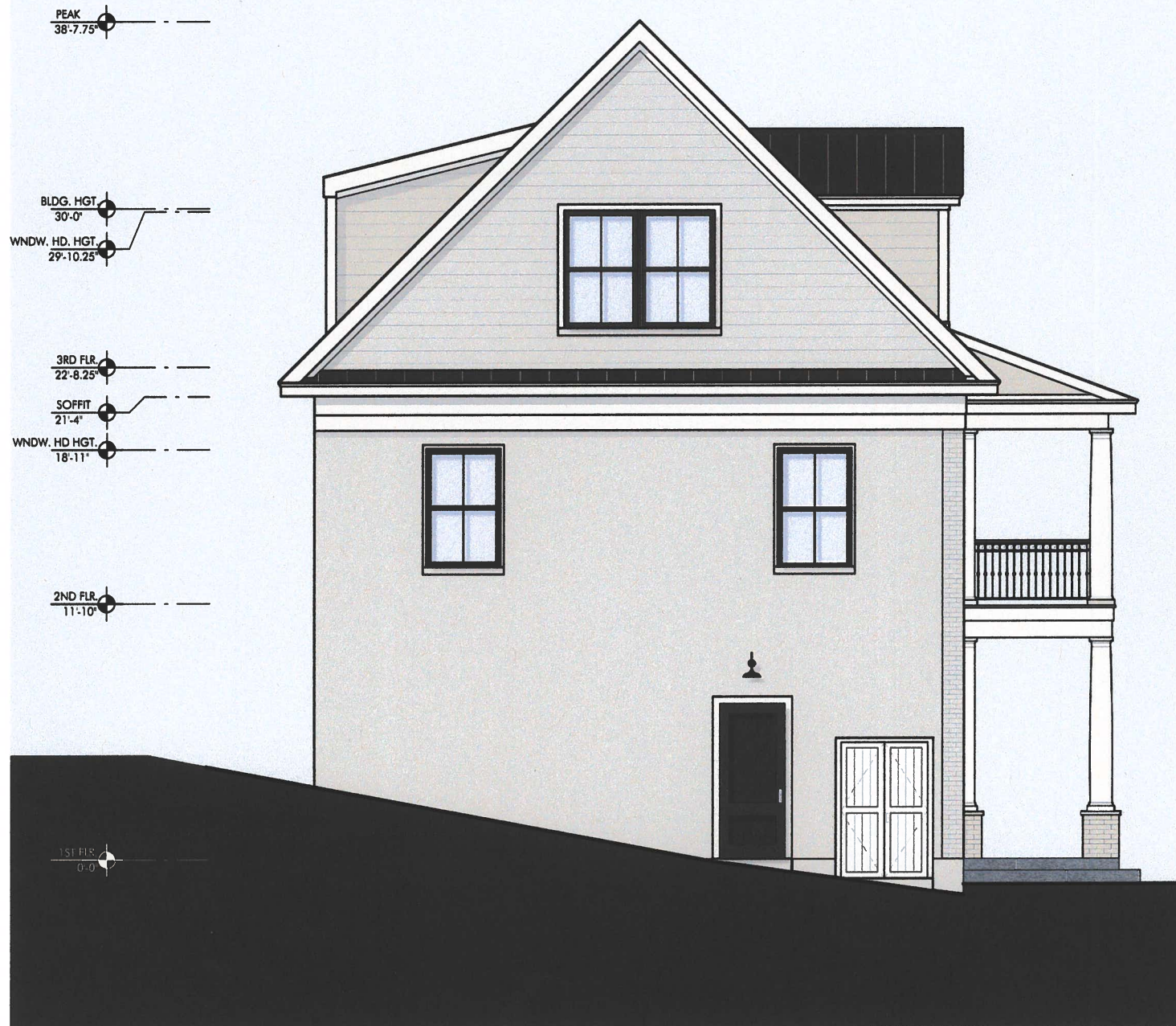
Porch Decking

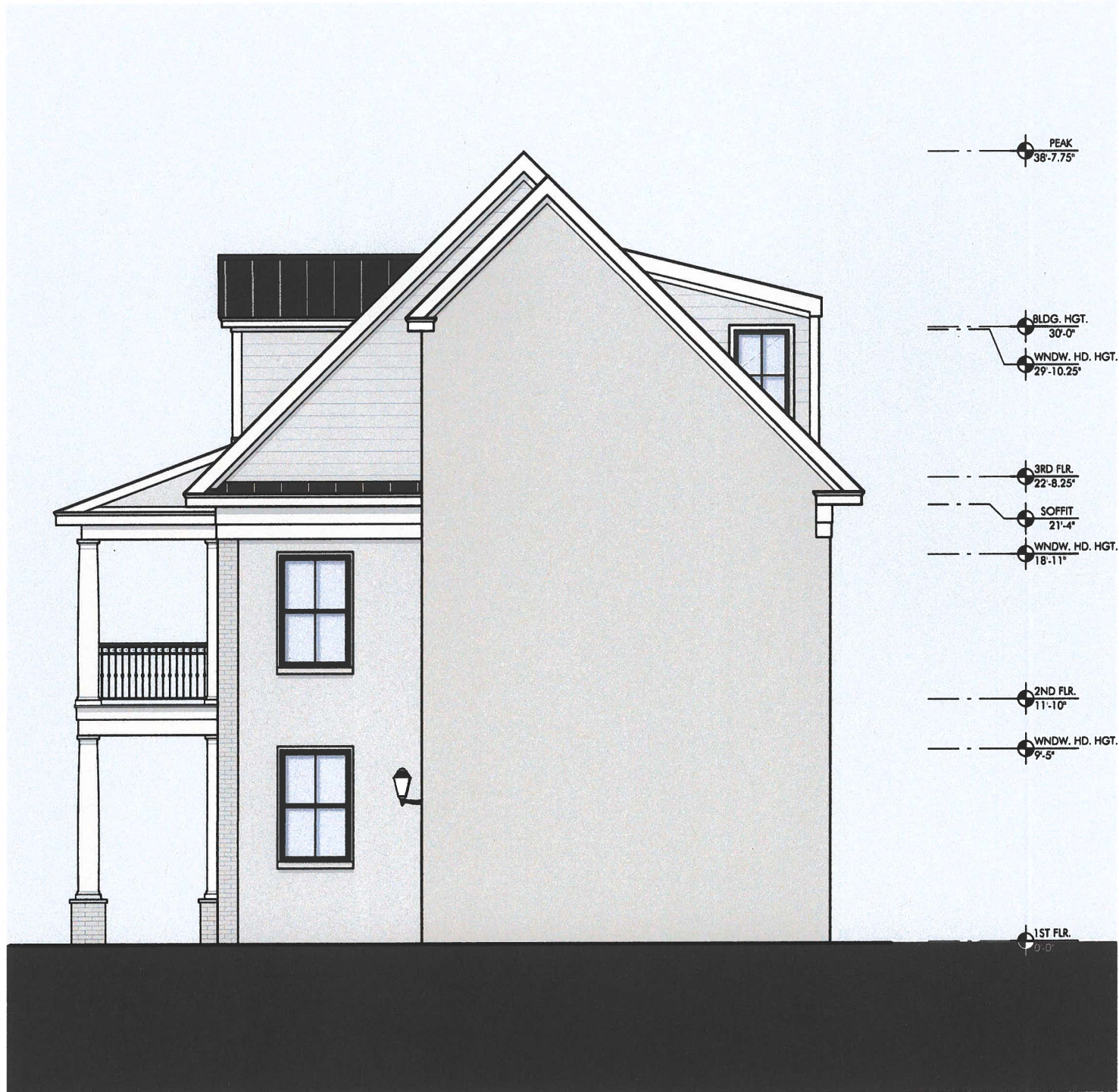
Chelsea Gray
HC-168

Standing Seam Metal Roof

Black







Property Information

Property Names

Name Explanation	Name
Function/Location	Commercial Building, 7 N Jefferson Street
Current	University Cleaners

Property Evaluation Status

Not Evaluated
This Property is associated with the Lexington Historic District.

Property Addresses

Current - 7 Jefferson Street North Business Route 11

County/Independent City(s): Lexington (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): *No Data*

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): LEXINGTON

Additional Property Information

Architecture Setting: Urban

Acreage: *No Data*

Site Description:

January 2016: This resource is located in the commercial district of Lexington. It stands close to the east side of Jefferson Street. An asphalt parking lot is found south of this building and an alley runs along the south elevation.

Surveyor Assessment:

July 1994: Non-contributing.

January 2016: According to Rockbridge County Property Tax Records, this building was built in 1955. It is an example of a Colonial Revival commercial building. It maintains its integrity of location, design, setting, materials, workmanship, feeling, and association. It also maintains its historic form and fenestration pattern. This building is recommended as a contributing resource to the Lexington Historic District as an example of vernacular commercial architecture under Criterion C of the NRHP. It is not known to be associated with significant events or persons, and as an architectural resource is not recommended eligible under Criterion D.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category: Commerce/Trade

Resource Type: Commercial Building

Date of Construction: 1955

Historic Time Period: The New Dominion (1946 - 1991)

Historic Context(s): Commerce/Trade

Architectural Style: Colonial Revival

Form: *No Data*

Number of Stories: 2.0

Condition: Good

Interior Plan: *No Data*

Threats to Resource: None Known

Architectural Description:

July 1994

January 2016: This two story commercial building has a rectangular plan. It measures five bays wide and three bays deep. The side-gabled roof is covered with asphalt shingles and features a dentilled cornice and corbelled cap interior chimneys at each gable end. The façade is six-course common bond while the remainder of the building is painted concrete block. The windows on the façade feature rowlock sills. Most are six-over

six, double-hung sash with two multi-light windows flanking the front entry. Windows on the remainder of the building are multi-light metal sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Roof	Gable	Asphalt	Shingle
Windows	Fixed	Wood	Multiple-light
Structural System and Exterior Treatment	Masonry	Concrete	Block
Structural System and Exterior Treatment	Masonry	Brick	Other
Windows	Sash, Double-Hung	Wood	8/8
Chimneys	End	Brick	Bond, Common

Secondary Resource Information**Secondary Resource #1**

Resource Category: *No Data*
Resource Type: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Date of Construction: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*
Architectural Description:

No Data

Historic District Information

Historic District Name: Lexington Historic District
Local Historic District Name: *No Data*
Historic District Significance: January 2016: The Lexington Historic District encompasses commercial, residential, and educational resources that embody the history of the development of the city from its founding in 1778 through the present day.

CRM Events**Event Type: Survey:Phase I/Reconnaissance**

Project Review File Number: *No Data*
Investigator: Sarah Traum
Organization/Company: JMA, Inc.
Sponsoring Organization: *No Data*
Survey Date: 1/12/2016
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Reconnaissance-level survey of the Lexington National Historic District in order to update the information contained in V-CRIS. Laura Knott, ASLA, was the project manager, Sarah Traum and Christina Osborn completed the field survey, Sarah Traum and Candice Myruski updated the V-CRIS information.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Swope, Caroline

Organization/Company: Unknown (DSS)

Sponsoring Organization: *No Data*

Survey Date: 7/1/1994

Dhr Library Report Number: *No Data*

Project Staff/Notes:

No Data

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Project Bibliographic Information:

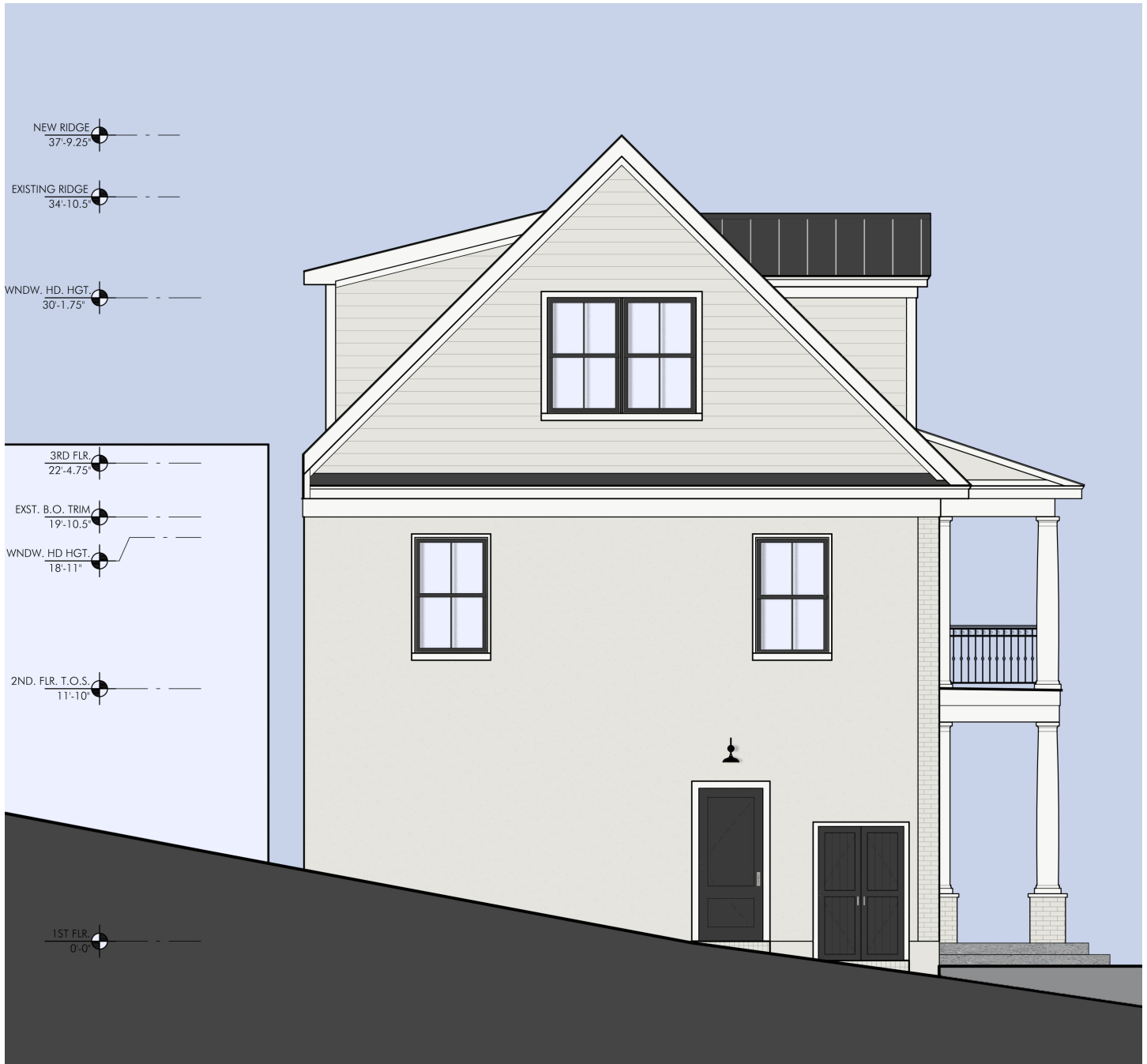
Historic American Building Survey.

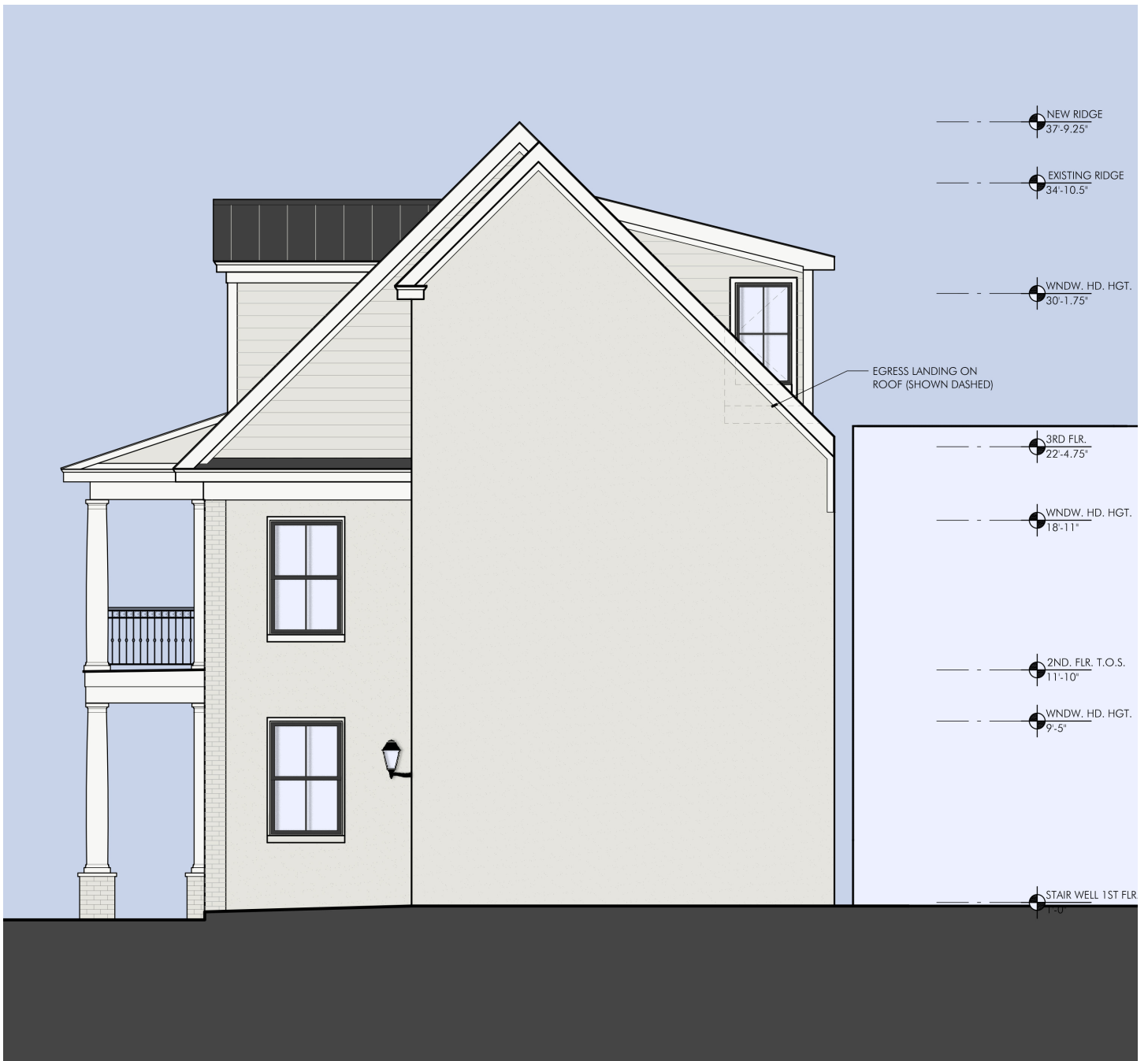
"Lexington Historic District" National Register of Historic Places Inventory-Nomination Form. January 1971.

Lyle, Royster, Jr. and Pamela Hemenway Simpson. The Architecture of Historic Lexington. Charlottesville, VA: University Press of Virginia, 1977.

Additional information
submitted by the
applicant on January 14, 2022.









7 N. Jefferson St. Exterior Finishes

Lexington, VA 24450

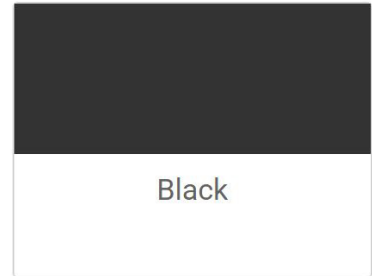
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 - Smooth Hardie Panel Siding
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 - Miratec Trim
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7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

1 Roofing



Standing Seam Metal Roof w/ Black Finish

2 Brick



Existing Red Brick Painted

Silver Satin
OC-26

3 CMU w/ Stucco Finish



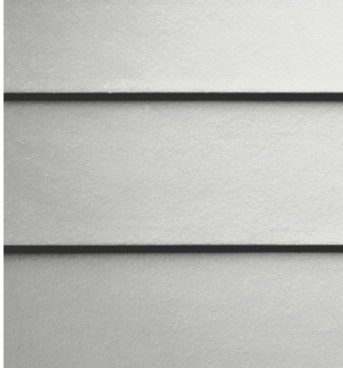
CMU w/ Stucco Finish

Silver Satin
OC-26



7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

4 Siding



Smooth Hardie Panel Siding



5 Trim



Miratec Trim



6 Exterior Lighting

Manuf: American Gas Lamp Works



The Westmoreland w/ Universal Wall Brackets



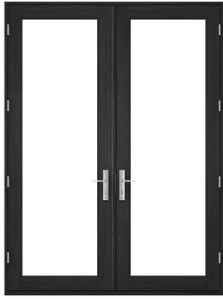
Black Finish



7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

7 Doors

Manuf: Pella



Black Door Finish



Black

8 Windows

Manuf: Pella

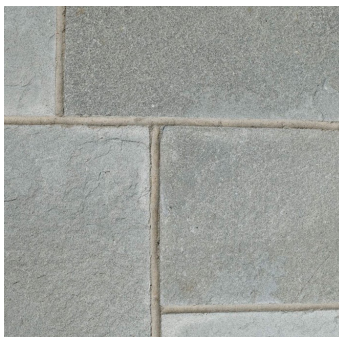


Black Window Finish



Black

9 Porch Terrace



Virginia Bluestone Pavers



7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

10 Porch Decking



T & G Wood Decking, Painted



11 Exterior Railing



Ornamental Iron Railing



Black Finish

12 Louvered Wood Shutters

Manuf: Timberlane





7 N. Jefferson St. Exterior Finishes
Lexington, VA 24450

13

Columns & Porch Detailing



Chantilly Lace
OC-65

14

Color Overview

Trim, Columns, & Porch Detailing



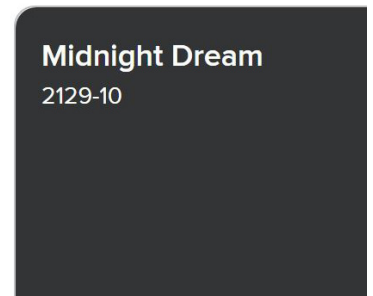
Chantilly Lace
OC-65

Windows & Doors



Black

Louvered Wood Shutters



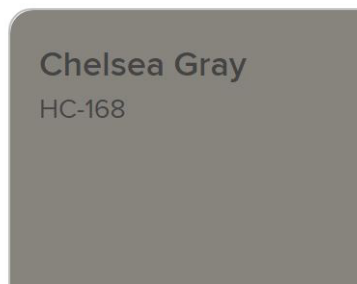
Midnight Dream
2129-10

Pntd. Brick, Siding, & CMU w/
Stucco Finish



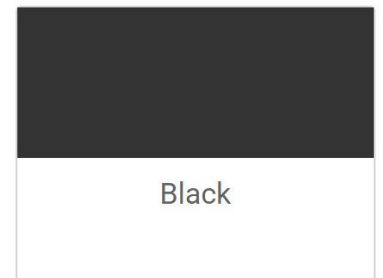
Silver Satin
OC-26

Porch Decking



Chelsea Gray
HC-168

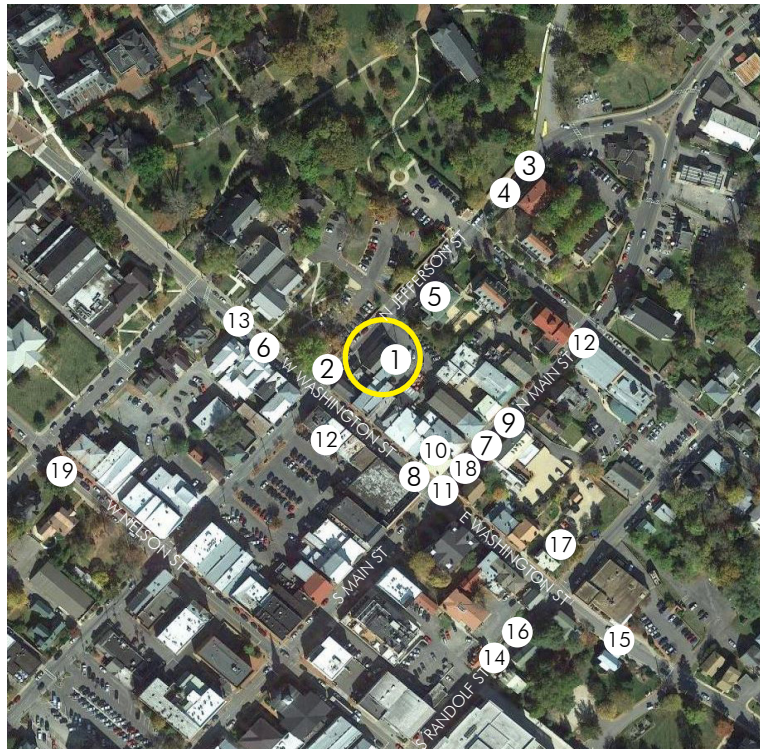
Standing Seam Metal Roof



Black

7 N Jefferson street

Lexington downtown contextual references



Aerial site map

Site map key:

- | | |
|---|--------------------------|
| 1: 7 N Jefferson st (building site) & Southwest | 10: 2 N Main st. |
| 2: 7 N Jefferson st- Northeast | 11: 1 N Main st. |
| 3: 7 N Jefferson st- Southwest | 12: 30 N Main st. |
| 4: 101 N Jefferson st. | 13: 117 W Washington st. |
| 5: 11 N Jefferson st. | 14: S Randolph st. |
| 6: 112 West Washington st. | 15: E Washington st. |
| 7: 11 N Main st. | 16: S Randolph st. |
| 8: 2 N Main st. | 17: 10 E Washington st. |
| 9: 11 N Main st. | 18: 7 N Main st. |
| | 19: 122 W Nelson st. |



7 N Jefferson st-photomerge-existing

7 N Jefferson street

Lexington downtown contextual references



7 N Jefferson st proposed building elevation



7 N Jefferson st-Southwest-existing



7 N Jefferson st-Northeast-existing



7 N Jefferson st-Southwest-existing

7 N Jefferson street

Lexington downtown contextual references



4

101 N Jefferson st



5

11 N Jefferson st



6

112 W Washington st



7

11 N Main st

7 N Jefferson street

Lexington downtown contextual references



2 N Main st



11 N Main st



2 N Main st



1 N Main st

7 N Jefferson street

Lexington downtown contextual references



30 N Main st



117 W Washington st



S Randolph st.



E Washington st.

7 N Jefferson street

Lexington downtown contextual references



S Randolph st.



10 E Washington st



7 N Main st



122 W Nelson st



January 14, 2022

