



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, December 1, 2022 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 17, 2022 Minutes\*
4. NEW BUSINESS:
  - A. COA 2022-34: an application by Lee Merrill for a Certificate of Appropriateness for exterior improvements at 10 South Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

\*indicates attachment

**Lexington Architectural Review Board**  
**Thursday, November 17, 2022 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: R. LeBlanc, Chair  
 C. Alexander  
 A. Bartenstein  
 J. Goyette  
 E. Teaff, Vice-Chair

**City Staff:**

Arne Glaeser, Planning Director  
 Kate Beard, Administrative Assistant

Absent: J. Taylor, Alternate A  
 B. Crawford, Alternate B

**CALL TO ORDER:**

Chair LeBlanc called the meeting to order at 5:00 p.m.

**AGENDA:**

The agenda was unanimously approved as presented. (J. Goyette / A. Bartenstein)

**MINUTES:**

The minutes from the November 3, 2022 meeting were unanimously approved as presented. (E. Teaff / C. Alexander)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None

**NEW BUSINESS:**

**A. COA 2022-33: an application by Li Yun Wu for a Certificate of Appropriateness for new signage for the Ai Cha Bubble Tea business at 110 S. Jefferson Street, Tax Map #23-1-97, owned by Zu Jin Jiang.**

- 1) Staff Report – This is an application for a Certificate of Appropriateness (COA) for a new wall sign and new hanging sign for the Ai Cha Bubble Tea business at 110 South Jefferson Street. The structure at 110 S. Jefferson Street contains the Golden Garden restaurant and the Ai Cha Bubble Tea business be located in a vacant portion of the existing building. Both of the signs will be made of a komacel material with digital vinyl decals, UV laminate and sealed, painted edges and will feature a teapot graphic and black lettering on a golden background. The wall sign will be 18” x 15” and mounted next to the door with countersunk/hidden screws. The hanging sign will be 48” x 27” and attached to the existing Golden Garden sign with black metal edging and screws. Additional sign and color details are included in the application materials. Staff finds the proposed signs meet the zoning criteria.
- 2) Applicant Statement – Donelle DeWitt, sign designer, provided the Board with a small scale vinyl reproduction of the sign with graphics and lettering.
- 3) Public Comment – None

- 4) Board Discussion & Decision – C. Alexander asked for and received clarification of the location of the entry door by which the wall sign was to be mounted. Ms. DeWitt added that the businesses would be internally connected. R. LeBlanc voiced approval of the use of the “Ai” character on the teapot. **A. Bartenstein moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously. (5-0)**

**OTHER BUSINESS:**

Responding to a question from C. Alexander, Director Glaeser provided an update on the status of the zoning ordinance text amendment concerning small cell facilities which the Planning Commission recently voted to recommend City Council approve. He explained there had been a delay in the process to allow for legal review but the amendment was now going through the public hearing approval process. He confirmed the text amendment proposed for the Design Guidelines was the same language recommended by the Board last year and that Board representation at the City Council public hearing would not be necessary.

**ADJOURN:**

The meeting adjourned unanimously at 5:06 p.m. (J. Goyett / R. LeBlanc)

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R. LeBlanc, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA  
COA 2022-34 10 S. Randolph Street Exterior Improvements

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<b>Project Name</b>	Exterior Improvements at 10 S. Randolph Street
<b>Property Location</b>	10 South Randolph Street
<b>Zoning</b>	C-1 Commercial/ Historic District
<b>Owner/Applicant</b>	Halestone Cottage LLC/Lee Merrill

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**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 10 South Randolph Street.

*10 South Randolph Street existing conditions*



The application proposes the following improvements:

1. Repairing and repainting the metal roof SW 4091 Silverbrite.
2. A new, insulated wood burning chimney system with a galvanized steel finish.

To the front of the building:

3. Painting existing wooden trim SW6004 Mink.
4. Painting the two street facing entry doors SW 6342 Spicey Hue.



To the frame addition at the rear of the building:

5. Installing a new engineered clapboard siding and trim system (7" reveal LP Smartside) over the existing sheathing/siding and painting the siding and corner trim SW 7067 Cityscape.
6. Replacing the windows with new, larger, double hung Andersen windows – to include one 35.5" x 41.5" 244DH3036 model and two 79.5" x 53.5" 244DH3446 models. The window trim will be painted SW 7633 Taupe Tone to match the "Sandstone" window cladding.
7. Replacing and enlarging the eastern deck. The deck flooring, guardrails and posts will be constructed of dimensional pressure treated yellow pine lumber with charcoal color, aluminum balusters.
8. Replacing the rear porch door with a Smooth-Star 36" x 80" (style no. S2200-LE). The door will be repositioned as shown in the drawings included in the application materials. Both the new door and the other, existing side door will be painted SW 6179 Artichoke.
9. Installing 2 new Easton Antique Black Wall Mount Barn Light sconces on the north facing rear portion of the building as shown in the application drawings.

To the south side of the building:

10. Construction of garden stairs modeled on the nearby stairs from the Campbell House to the Sloan House parking lots.

Detailed drawings, color samples, wood samples 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.



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

www.lexingtonva.gov

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

**Applicant<sup>1</sup>**  
 Name: LEE WILSON MERRILL Phone: (540) 460-7204  
 Company: ARCHITECT Fax: \_\_\_\_\_  
 Address: 2 SOUTH RANDOLPH ST Email: merrill@rockbridge.net  
 Applicant's Signature: [Signature] Date: 10/31/22

**Property Owner**  
 Name: HAVESTONE COTTAGE LLC <sup>Jeanne Hepler</sup> Phone: \_\_\_\_\_  
 Address: LEWIS ST. LEXINGTON Email: \_\_\_\_\_  
 Owner's Signature: [Signature] Date: 4/1/22

**Architect/Designer**  
 Name: MERRILL (AS ABOVE) Phone: \_\_\_\_\_  
 Company: LEE MERRILL ARCHITECTS 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.**

- NEED NARRATIVE
- SIGNATURE



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

www.lexingtonva.gov

**Proposal Information<sup>2</sup>** (attach list of properties if request includes multiple properties)

Address (or location description): 10 SOUTH RANDOLPH ST

Tax Map: 23-12-78 Deed Book and Page #: 010003979

Acreage: .0576 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: HALESTONE COTTAGE LLC

Historical Name of Building: HALESTONE (SINCE MID 1930'S?)

Approximate Age of Building: 104 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 PORTRICO AND CEILING PORCH
- 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





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Planning & Development Department  
300 East Washington Street  
Lexington, Virginia 24450  
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: 9120

Case Number: HD COA- 2022 - 34

Date Received: 11/2/2022 Received By: Kate Beard

**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

## **Halestone Cottage exterior change notes for ARB Review LWM 11/16/22**

The 10 South Randolph St building is comprised of a street front wood frame (circa 1918) 894sqft stone veneered (1930's?) cottage with its simple open street porch, notable fixed light stucco sided attic dormers and, at the rear, a circa 1983 288sqft frame shed addition one storey above grade on posts.

The front building's exterior is not being altered except to repair and repaint the metal roofs, the wooden running trim, and the porch ceiling and side portico structure. The rear frame addition will have the existing fenestration (awning type) replaced with new larger double hung windows, a new repositioned deck door per the drawings with new engineered wooden clapboard siding & trim system (7" reveal LP Smartside) placed over the existing T1-11 sheathing/siding.

New eastern deck replacement has a slightly enlarged footprint and new guardrail system. The guard rails and posts will be #1 pressure treated southern yellow pine (ptsyp) with field mounted charcoal color aluminum bausters. Deck flooring and guardrail membersis #1 KD ptsyp while foundation posts , braces, and frame sub-structure are #2 ptsyp.

Garden stairs will be constructed ~ 14' from Courthouse parking ramp retaining wall next door (invisible to seated drivers but can be seen by pedestrians on the ramp). Its railings and stairway are modeled on the nearby stairs (circa2007) from the Campbell House down to the Sloan House parking lots below.

### **COLORS SCHEME:**

The dominant stone color is a grey and brown local chert blend. No masonry work is proposed other than any chimney repairs discovered behind the ivy being removed and minor conduit penetrations to be painted black or brown.

All exterior building trim will be painted SW6004 Mink, similar to existing brown color, except the rear addition fenestration trim will be painted SW 7633 Taupe Tone to match the window cladding color "Sandstone". The existing rear addition's new siding and corner trim will be painted SW7067"Cityscape", a taupe.

(2) matching street entry doors will be painted SW 6342 "Spicey Hue", a red. The existing deck-side cottage wooden and new addition doors (not visible from any public way) will be painted SW 6179 "Artichoke", a green.

All the metal roofs are being repainted with SW 4091 "Silverbrite, a galvanize grey. The new taller insulated wood burning chimney system will be galvanized steel finish to blend with the roof paint.

HALBESTONE EXTERIOR COLORS

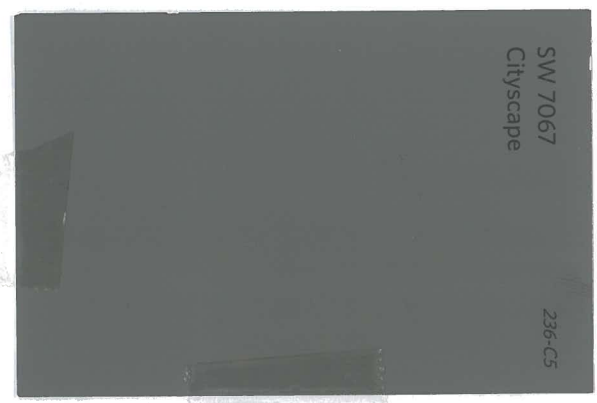
11/16/22

LWM

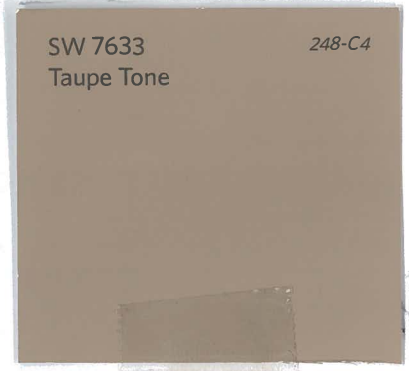
RUNNING TRIM



SIDING



DECK DOORS

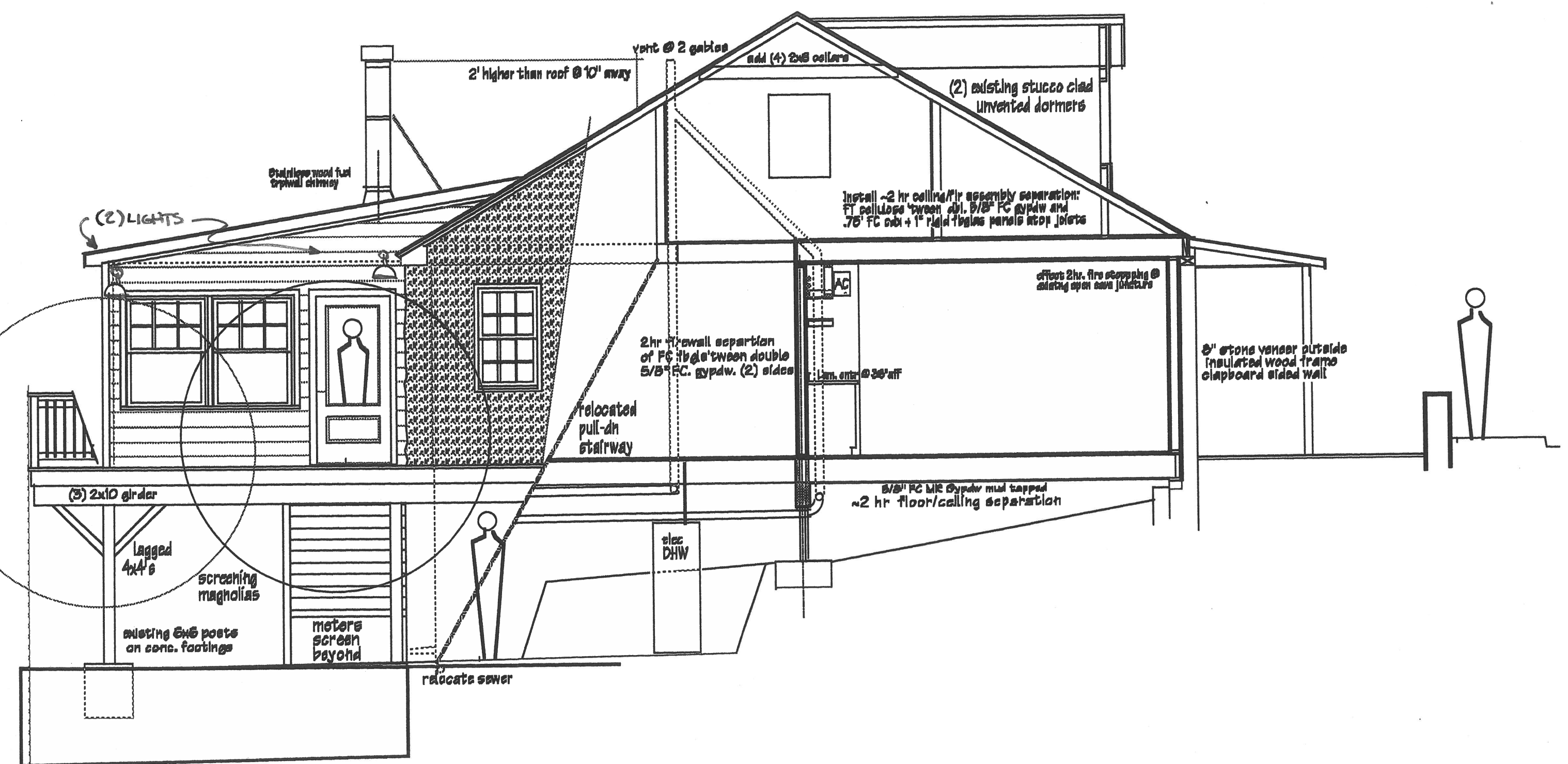


STREET DOORS



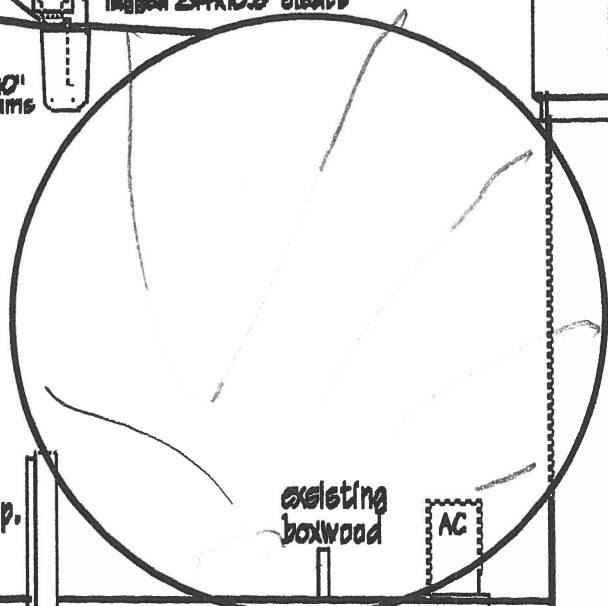
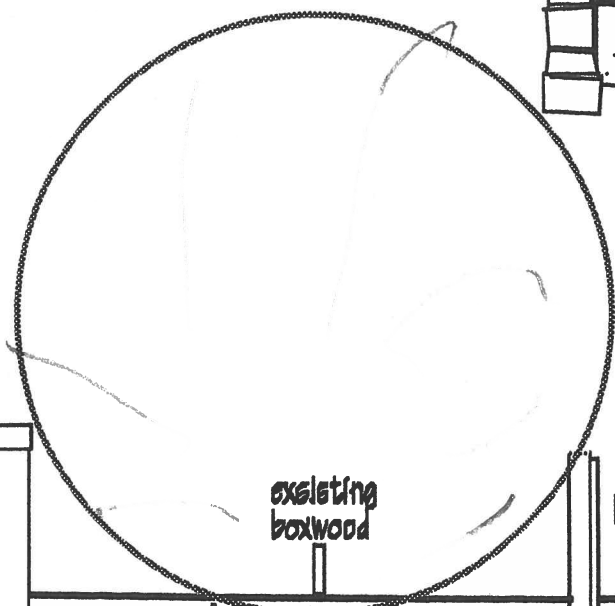
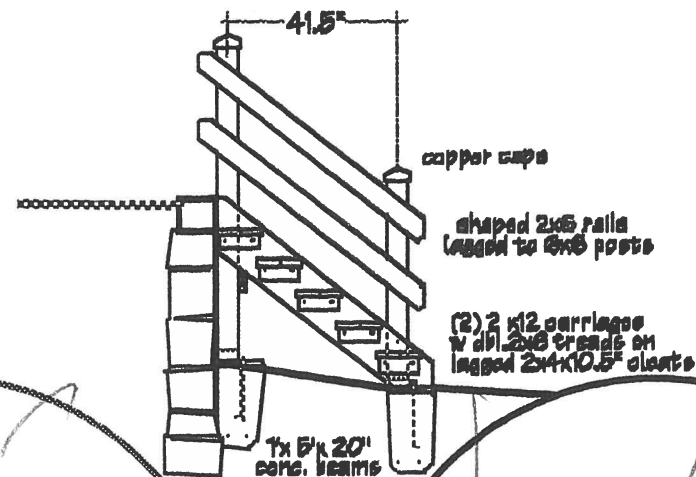
ROOF

WINDOW CLADDING AND REAR ADDITION TRIM



Northeast Elev. & Section 11/16/22 LWM Scale 1/4" = 1'-0"

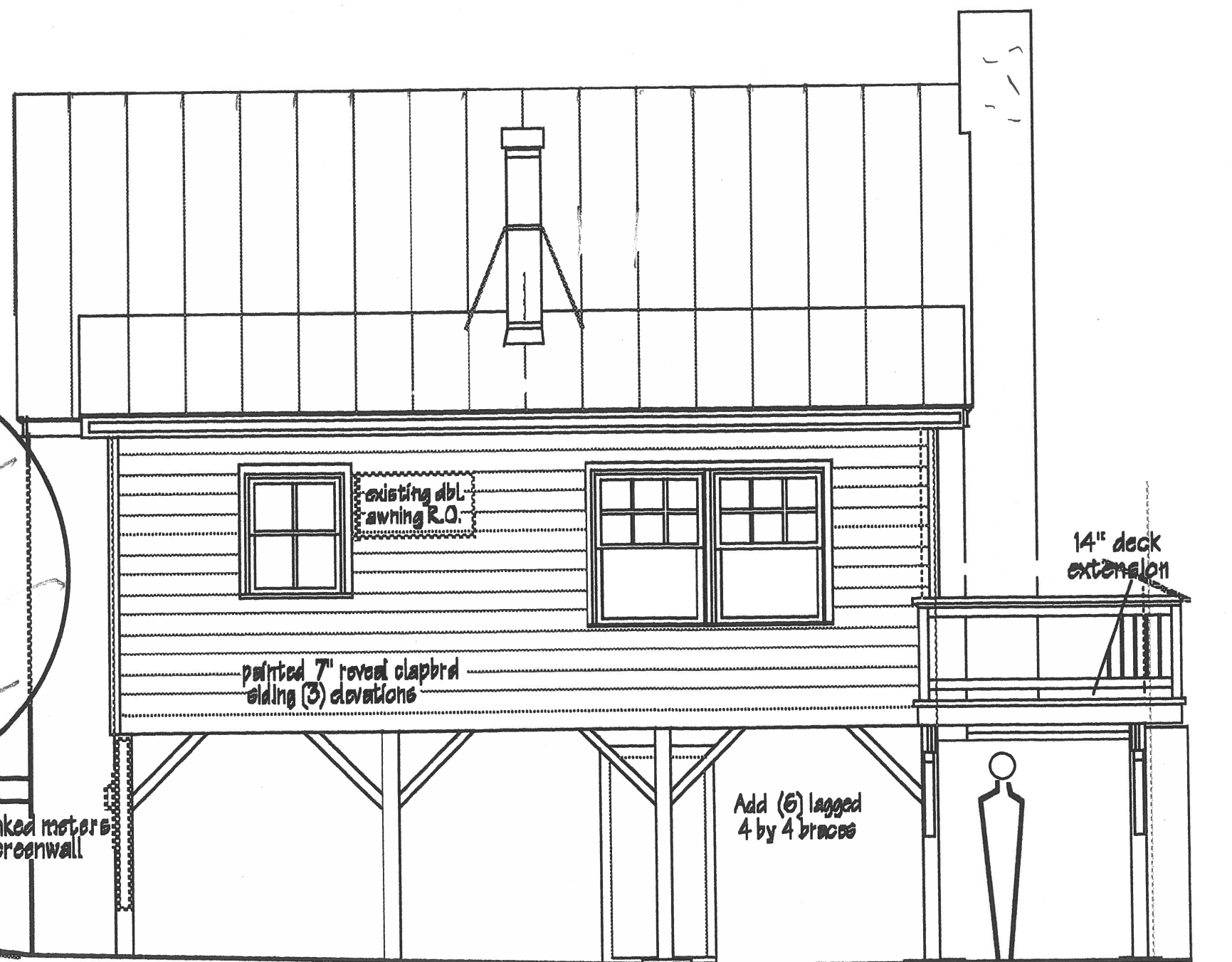
Garden Stairs Section @ 1/2"=1'



existing stone wall  
w. concrete cap

Planked meters  
screenwall

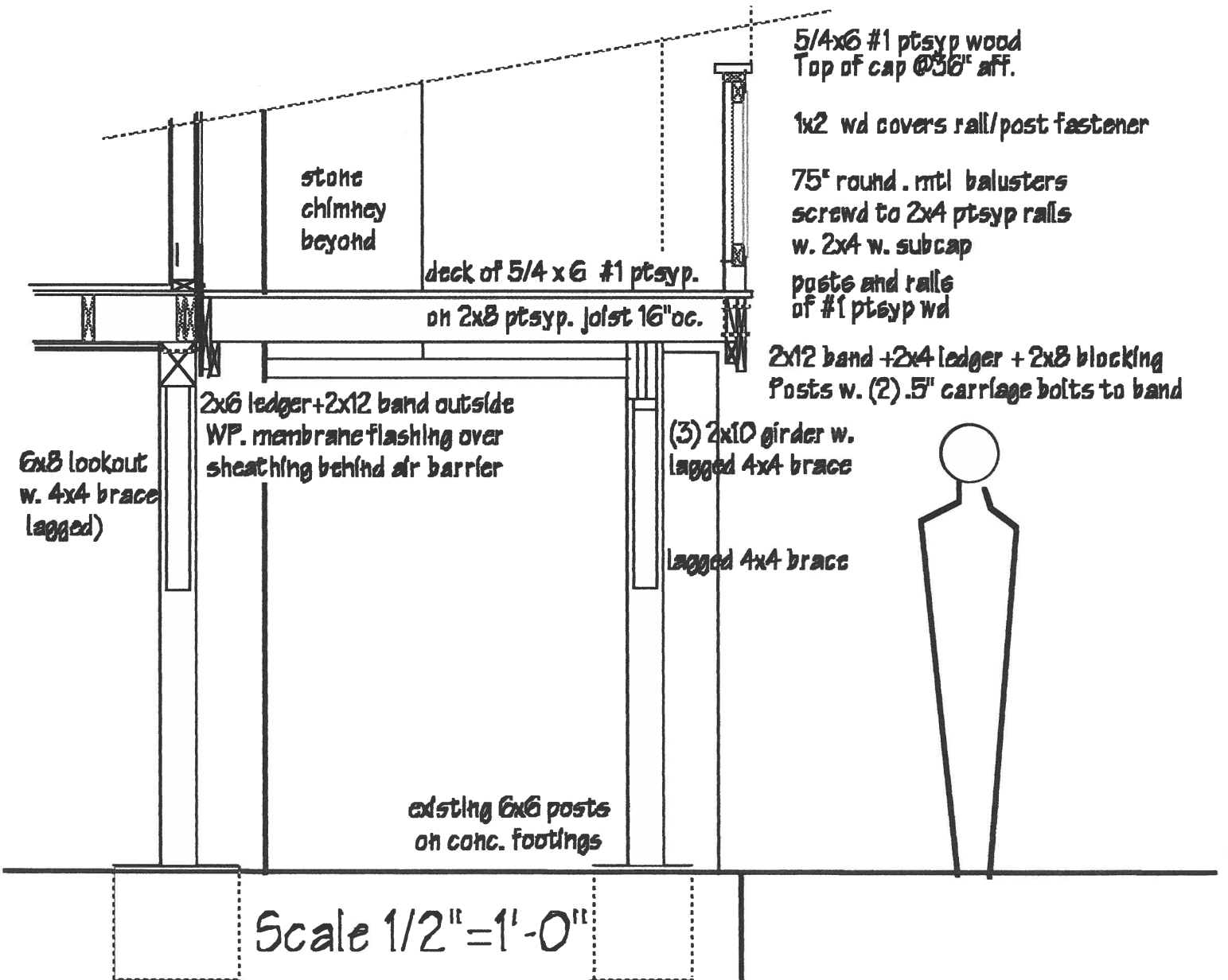
AC



Southeast Elevation

Scale 1/4" = 1'-0" 11/16/22 LWM





# Deck & Guardrail Section

11/16/2022 LWM

## Unit Detail

[Hide All Configuration Options](#)

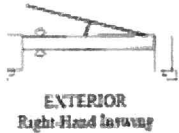
Item: 0001: Ext 36" x 80" S2200-LE RHI 4 9/16" FrameSaver

Location:

Quantity:



Smooth Star 36"x80" Single Door



### Configuration Options [Hide](#)

EXT Single Door 36" x 80" S2200-LE (Clear), 4 9/16" FrameSaver, Right Hand Inswing, Brushed Nickel Radius x Square (Self Aligning) Hinges, Mill Finish w Light Cap Composite Adjustable Sill, Bronze Compression Weatherstripping, Double Lock Bore 2-3/8" Backset Bore

Rough Opening: 38 1/2" x 82 1/2"

Total Unit: 37 5/8" x 82" (Includes Exterior Casing)

**Warranties:** (click to open each in a new window)

or the warranty to be valid all doors must be sealed/finished on all 6 sides. Click links below for more information.

[Therma-Tru® Warranty](#)

[FrameSaver® Door Frames Warranty](#)

## Unit Summary

[Hide](#)

Item	Description	Quantity
001	Ext 36" x 80" S2200-LE RHI 4 9/16" FrameSaver	1



MERRIL - INTERIOR  
DOORS.pdf

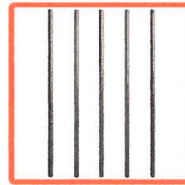
Close X



26 in. x 3/4 in.  
Aluminum Charcoal  
Round Deck Railing  
Baluster (5-Pack)

by Pegatha

Product Images



Hover Image to Zoom

Live Chat  
Feedback

HALESTONE RAILING  
BALUSTERS



11/16/22 LWM

# HALESTONE COTTAGE WINDOWS

11/16/22 LWM



**SOLD BY:**

Spencer Home Center, Inc. Lexington  
 PO Box 1307  
 Lexington, VA 24450-1307  
 Fax: 540-463-4826

**SOLD TO:**

**CREATED DATE**  
10/12/2022

**LATEST UPDATE**  
11/9/2022

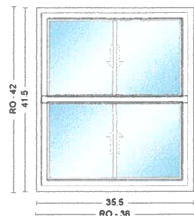
**OWNER**  
Becky Coyner

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
LEE MERRILL	200 SERIES	3077255		

**ORDER NOTES:**

**DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA	KITCHEN "U"	\$523.07	\$523.07

RO Size = 36" x 42"

Unit Size = 35 1/2" x 41 1/2"

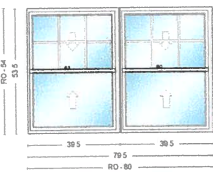
244DH3036, Unit, 200 Series Tilt-Wash Double-Hung, Equal Sash, 3 1/4" Frame Depth, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern, Sandtone, w/White, 3/4" Grille Bar, White (Factory Applied), Sandtone, Full Screen, Fiberglass Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jamb, Factory Applied

Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH3036 Full Screen Fiberglass Sandtone PN:0833428

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.29	YES	A1	32.5600	17.9500	4.06000	

KITCHEN

SITTING



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	2	AA-AA	"Q" AND "P"	\$1,329.48	\$2,658.96

RO Size = 80" x 54"

Unit Size = 79 1/2" x 53 1/2"

Mull: Factory Mull, Andersen Ribbon Mull, 1/2" Fiberglass Non Reinforced Material  
 244DH3446-2, Unit, 200 Series Tilt-Wash Double-Hung, Equal Sash, 3 1/4" Frame Depth, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E Standard Argon Fill Finelight Grilles-Between-the-Glass Division, 3 Wide, 2 High, Specified Equal Light Pattern, Sandtone, w/White, 3/4" Grille Bar, White (Factory Applied), Sandtone, Full Screen, Fiberglass Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jamb, Factory Applied

Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH3446 Full Screen Fiberglass Sandtone PN:0833297

Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH3446 Full Screen Fiberglass Sandtone PN:0833297

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.29	YES	A1	36.5600	23.9500	6.08000	
B1	0.3	0.29		B1	36.5600	23.9500	6.08000	



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Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces

Internet #309521773 Model #60062 Store SKU #1004334353

Sylvania

140

### Easton 1-Light Antique Black Outdoor Wall Mount Barn Light Sconce with Edison LED Light Bulb Included

★★★★★ (21) Questions & Answers (7)

Live Chat  
Feedback



\$34<sup>07</sup>



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Tue, Nov 22  
**FREE**

**Scheduled Delivery**  
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item