



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, January 5, 2023 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. December 1, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2023-02: an application by Amber Johnston for a Certificate of Appropriateness for new signs for Rockbridge Mutual Fire Insurance Company at 156 South Main Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2023-03: 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
 - C. **COA 2023-04: an application by John Adamson for a Certificate of Appropriateness for exterior improvements at 115 West Nelson Street, Tax Map #23-1-52, owned by 115 West Nelson St, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision

D. COA 2023-05: an application by John Adamson for a Certificate of Appropriateness for exterior improvements at 35 North Main Street Nelson, Tax Map #17-1-29, owned by Annie P, LLC.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

E. Discussion and review of 2022 ARB Annual Report*

5. OTHER BUSINESS

6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, December 1, 2022 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: R. LeBlanc, Chair
A. Bartenstein
E. Teaff, Vice-Chair

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: C. Alexander
J. Goyette
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. (E. Teaff / A. Bartenstein)

MINUTES:

The minutes from the November 17, 2022 meeting were unanimously approved as presented. (E. Teaff / A. Bartenstein)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2022-34: an application by Lee Merrill for a Certificate of Appropriateness for exterior improvements at 10 S. Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC.

- 1) Staff Report – This is an application for a Certificate of Appropriateness (COA) for exterior improvements at the Halestone Cottage located at 10 South Randolph Street. Due to the number of proposed changes, Director Glaeser recommended that the applicant provide the Board with the proposal details.
- 2) Public Comment – None
- 3) Applicant Statement / Board Discussion & Decisions – Lee Merrill, applicant and architect, stated that the only changes being proposed for the Randolph Street façade were new paint colors. The more significant changes would be to the deck on the south side of the building, a new entrance toward the back of the building, and new windows. He stated the paint colors proposed for the front of the building were Spicy Hue (SW 6342) for the two doors, Mink (SW 6004) for the trim, Cityscape (SW 7067) for the stucco on the dormers, and Silverbrite (SW 4091) for the roof. Chair LeBlanc suggested the Board discuss and decide the proposal in portions beginning with the front façade. **E. Teaff moved to approve the paint colors**

proposed for the front façade of the building. A. Bartenstein seconded and the motion passed unanimously. (3-0) Addressing the rear of the building, Mr. Merrill said the original proposal was to cover the existing siding with a new 7” reveal LP Smartside clapboard siding and trim system, however the owner was now requesting to repair and repaint the existing T1-11 siding. In either case the siding would be painted Cityscape (SW 7067), and the trim would be painted Taupe Tone (SW 7633) to match the color of the replacement window cladding. He asked that the Board consider approving both options. R. LeBlanc expressed some reservation about approving the manufactured siding without a sample to consider. **E. Teaff moved to approve repainting the exterior of the rear of the building with the colors proposed. A. Bartenstein seconded and the motion passed unanimously. (3-0)** During consideration of the clapboard proposal, there was discussion about precedent for approving a manufactured plank siding, the texture of the proposed Smartside material, the change in the visual orientation of the siding from vertical to horizontal, the date of the rear addition to the building, and the history of the siding on the original building. R. LeBlanc said she would likely be opposed if the proposal was to replace traditional wooden siding with a manufactured product, but was more comfortable approving it to replace the existing T1-11 siding. **E. Teaff moved to approve the proposal to replace the siding as presented. A. Bartenstein seconded and the motion passed unanimously. (3-0)** The Board then considered the proposal to replace the windows in the rear 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. **E. Teaff moved to approve the replacement windows as shown in the application and A. Bartenstein seconded. The motion passed unanimously. (3-0)** Mr. Merrill explained the proposal for the northeast elevation included replacing and repositioning the rear porch door and installing one of the window units and painting both the new and the other, existing side door Artichoke (SW 6179). **E. Teaff moved to approve the Northeast elevation with the replacement window, the replacement door and paint colors as presented in the application. A. Bartenstein seconded and the motion passed unanimously. (3-0)** Mr. Merrill pointed out that the proposal to replace the deck on the eastern side of the building would extend its width by 14” and its length by 36”. The deck flooring, guard rails and posts would be made from #1 pressure treated southern yellow pine with charcoal color aluminum balusters. He indicated the owner had not yet decided whether to proceed with the deck, as proposed, and may opt to retain the existing deck, or to replace it with one similar in appearance to the proposed replacement but with the same footprint as the existing deck. He requested that the Board approve either proposed replacement. **E. Teaff moved to approve the deck as presented in the application and A. Bartenstein seconded.** There was additional discussion about the appearance of various features of the proposed replacement deck with A. Bartenstein voicing concern about the aesthetics of the proposed 36” extension to the deck’s length. **A. Bartenstein amended the motion to approve the deck as proposed in the application, with the exception of the 36” extension toward Varner Lane. E. Teaff appeared to accept the amendment and the motion passed unanimously. (3-0)** Mr. Merrill stated the new triple-walled chimney would rise 5’8” above the rear roof, would be supported by two stabilizing struts and would have either a galvanized or stainless steel finish. He pointed out that it would not be visible from the front of the building. A. Bartenstein suggested the Board could approve the chimney with

the condition that it not be shiny. Mr. Merrill indicated that a galvanized pipe could be painted the same color as the roof. Board members LeBlanc and Teaff objected to the chimney's height and expressed concern that it would be overly prominent and ugly. A. Bartenstein suggested the applicant do a physical mock-up of the chimney on the building for the Board to consider. **E. Teaff moved to deny the chimney portion of the application with the caveat that the applicant could return in January with a physical mock-up for the Board to review with no additional fee. A. Bartenstein seconded and the motion passed unanimously. (3-0)** Mr. Merrill stated the proposal included installing two 2 Easton Antique Black Wall Mount Barn Light sconces on the rear portion of the north side of the building. He indicated that the position of the sconces may need to change from what is shown in the application due to the deck not being lengthened. It was confirmed that the sconces were dark sky-friendly. **A. Bartenstein moved to approve the lights with a potentially alternate position for the door light. E. Teaff seconded and the motion passed unanimously. (3-0)** Mr. Merrill provided details about the garden stairs proposed on the south side of the building, next to the parking garage. He stated they would be built of pressure treated wood and modeled on the nearby stairs from the Campbell House to the Sloan House parking lots. **E. Teaff moved to approve the garden stairs as presented. A. Bartenstein seconded and the motion passed unanimously. (3-0)** Mr. Merrill requested the 4" x 4" diagonal braces shown in the Southeast Elevation drawing be approved. The braces are to be made of the same pressure treated wood as the posts. **E. Teaff moved to approve the additional bracing as presented. A. Bartenstein seconded and the motion passed unanimously. (3-0)**

OTHER BUSINESS:

Director Glaeser reported no applications were submitted for the December 15th meeting and the meeting would be canceled.

ADJOURN:

The meeting adjourned unanimously at 5:57 p.m. (A. Bartenstein / R. LeBlanc)

R. LeBlanc, Chair, Architectural Review Board

Project Name Rockbridge Mutual Fire Insurance Co. New Signs

Property Location 156 South Main Street

Zoning C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District

Owner/Applicant Taylor Woody, Jr. / Amber Johnston

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for three new signs for the Rockbridge Mutual Fire Insurance Co. at 156 S. Main Street. The proposal includes a 30" x 13" x 19mm double-sided projecting sign, a 36" x 16" x 13mm single-sided wall, and a 24" x 6" x 13 mm single-sided door sign. All three signs will be made of an expanded PVC material with vinyl digital decals and will feature black lettering on a white background. The projecting sign will be hung from the existing armature and will not be illuminated. The wall and door signs will be flush mounted with screws and will replace existing signs. Additional sign details are included in the application.

156 S. Main Street existing conditions



ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the City's Design Guidelines.

(Applicable sections of the Lexington Design Guidelines are:
Section IX.A & B Guidelines for Signs. on page IX-1)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place

and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Comment

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department
 P.O. Box 922
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

SIGN PERMIT APPLICATION

Applicant¹

Name: Amber Johnston Phone: (540) 463-4223
 Company: Rockbridge Mutual Fire Ins. Co. Fax: Same
 Address: 156 S. Main Street Email: rmfi company@gmail.com
 Applicant's Signature: Amber Johnston Date: 12/2/2022

Property Owner

Name: Taylor Woody Jr Phone: 817-5981
 Address: 927 Shenandoah Rd Email: tjwoody2@gmail.com
 Owner's Signature: Taylor Date: 12-6-22

Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045
 Company: DDGA&I, LLC Fax: _____
 Address: 94 Little House Lane, Lexington, VA Email: donelle888@mac.com

Proposal Information²

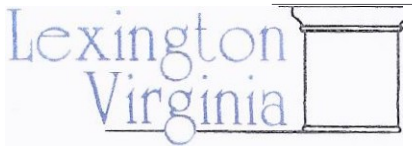
Address (or location description): 156 S. Main St., Lexington, VA
 Tax Map: _____ Deed Book and Page #: _____
 Acreage: _____ Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: _____

Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.

¹Fees Non Refundable



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Projecting	2.7 sq ft	30"W	13"T
Sign 2	Wall Flush Mount	4 sq ft	36"W	16"T
Sign 3	Door Flush Mount	1 sq ft	24"W	6"T

Street Frontage (width) of business space in feet 59"/4.92 linear feet

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No

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

Width 47"W Height 19"T (suspended)

Width 47"W Height 19"T (window vinyl)

If a projecting sign, clearance from sidewalk: =/> 8' feet

What materials will be used? 19mm expanded PVC for projecting sign, 13mm for flush mounted signs, UV laminated digitally produced vinyl decals applied to surfaces, edges painted/sealed

Will the sign be illuminated? Yes No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

ROCKBRIDGE MUTUAL FIRE INSURANCE

Linear Frontage:

Projecting sign

30"W x 13"T, Expanded PVC
19mm, double-sided with vinyl
digital decals. Attached to
existing armature.



Wall Mounted sign

36"W x 16"T, Expanded PVC
13mm, single-sided with vinyl digital decal.
Replaces existing sign.



Door sign

24"W x 6"T,
Expanded PVC
13mm, single-sided with
vinyl digital decal.
Flush mounted
with screws.
Replaces existing sign.

Prepared by

Donelle DeWitt
Graphic Arts &
Illustration, LLC
A Local Professional
Design Studio
Logo Design, Desktop Publishing,
Signs, Banners & more
Cell: 540-460-2045
donelle888@mac.com



**Lexington, VA Historic Downtown Preservation District COA
COA 2023-03 10 S. Randolph Street Exterior Improvements**

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

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 10 South Randolph Street. The request is for approval of a 22" x 22" x 6' tall square 2x3 wood frame enclosure for a wood burning stove chimney. The chimney enclosure would be sheathed in T1-11 siding, similar to the existing siding on the rear portion of the building, and painted Cityscape (SW 7067), to match the color approved for the rear siding (see HD COA 2022-34). The enclosure would be installed at a 45 degree angle to the rear addition's overhang. The manufactured metal chimney foil and termination would be of galvanized steel or matte finish stainless steel, if available.

On December 13, 2022, the applicant installed a full scale mock-up of the chimney structure for the Board's review. Photographs of the mock-up chimney structure and elevation drawings of the proposal are included with the application materials.

10 South Randolph Street existing conditions



ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-03 10 S. Randolph Street Exterior Improvements**

3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:

Section V Guidelines for Existing Buildings – Elements. I. Chimneys. on page V-15)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

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: 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: JEANNE HEPLER
HAYSTONE COTTAGE LLC Phone: _____

Address: LEWIS ST. LEXINGTON Email: _____

Owner's Signature: [Signature] Date: 11/1/22

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



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): 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: HAVESTONE 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:

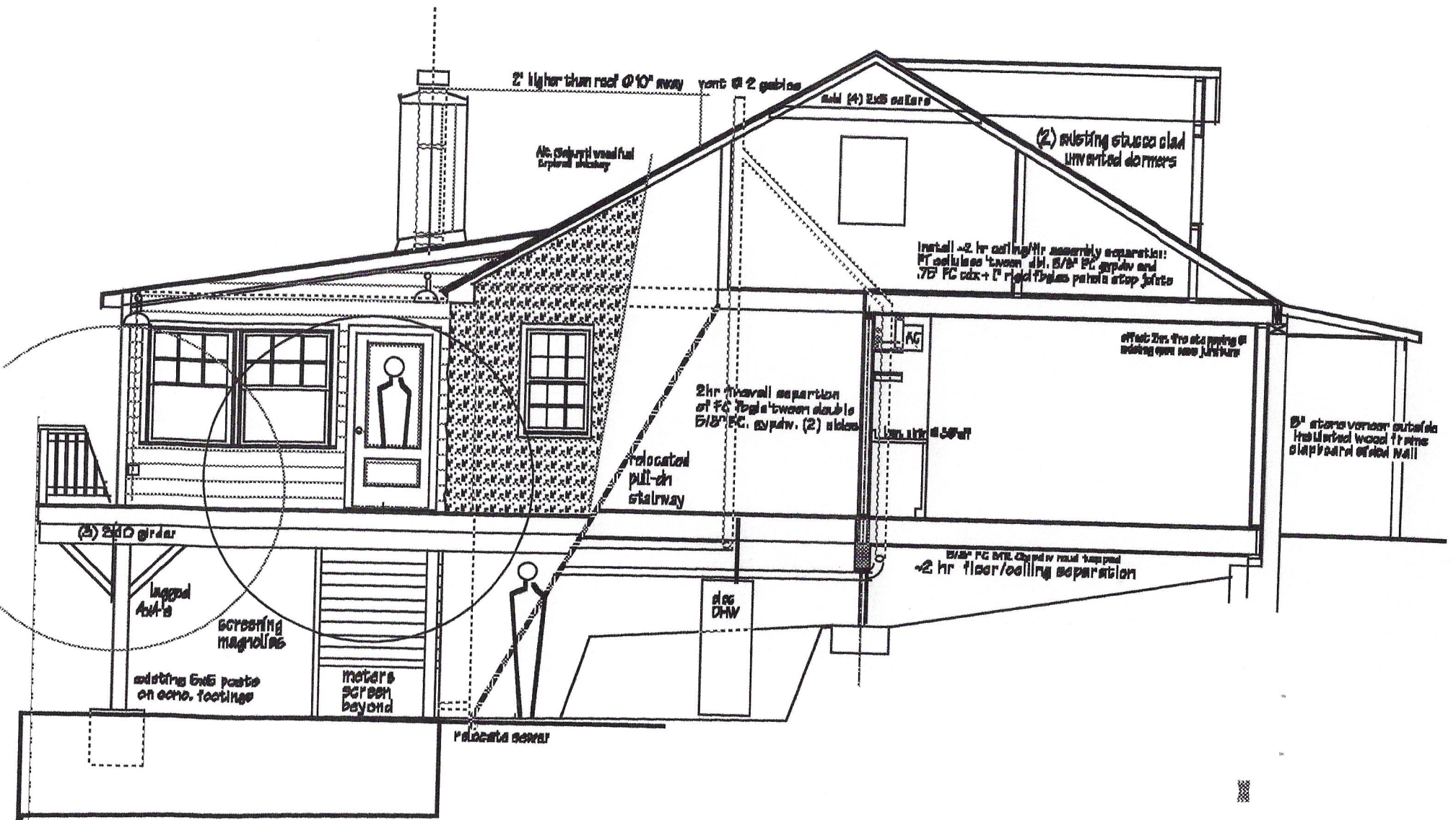
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements **PORTRICO AND 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:

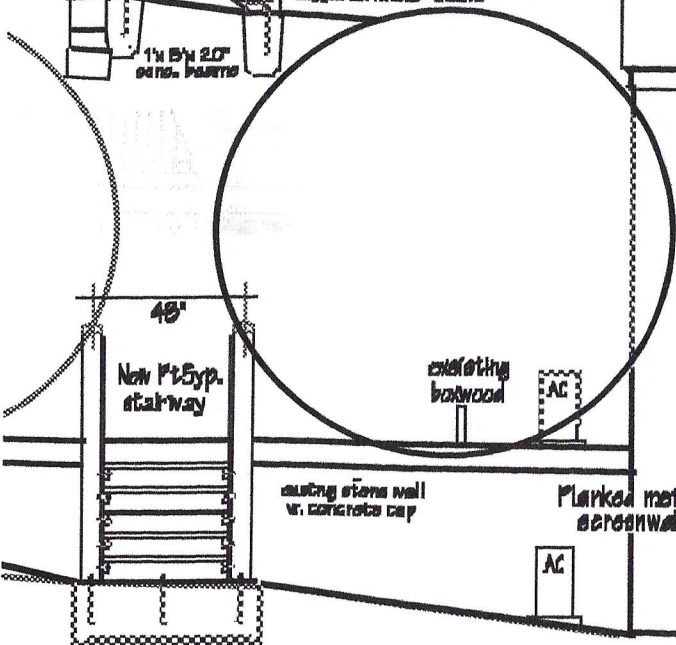
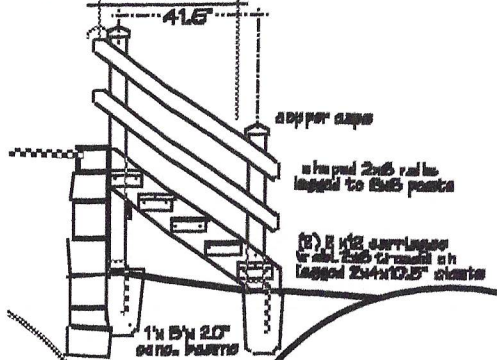
- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of 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



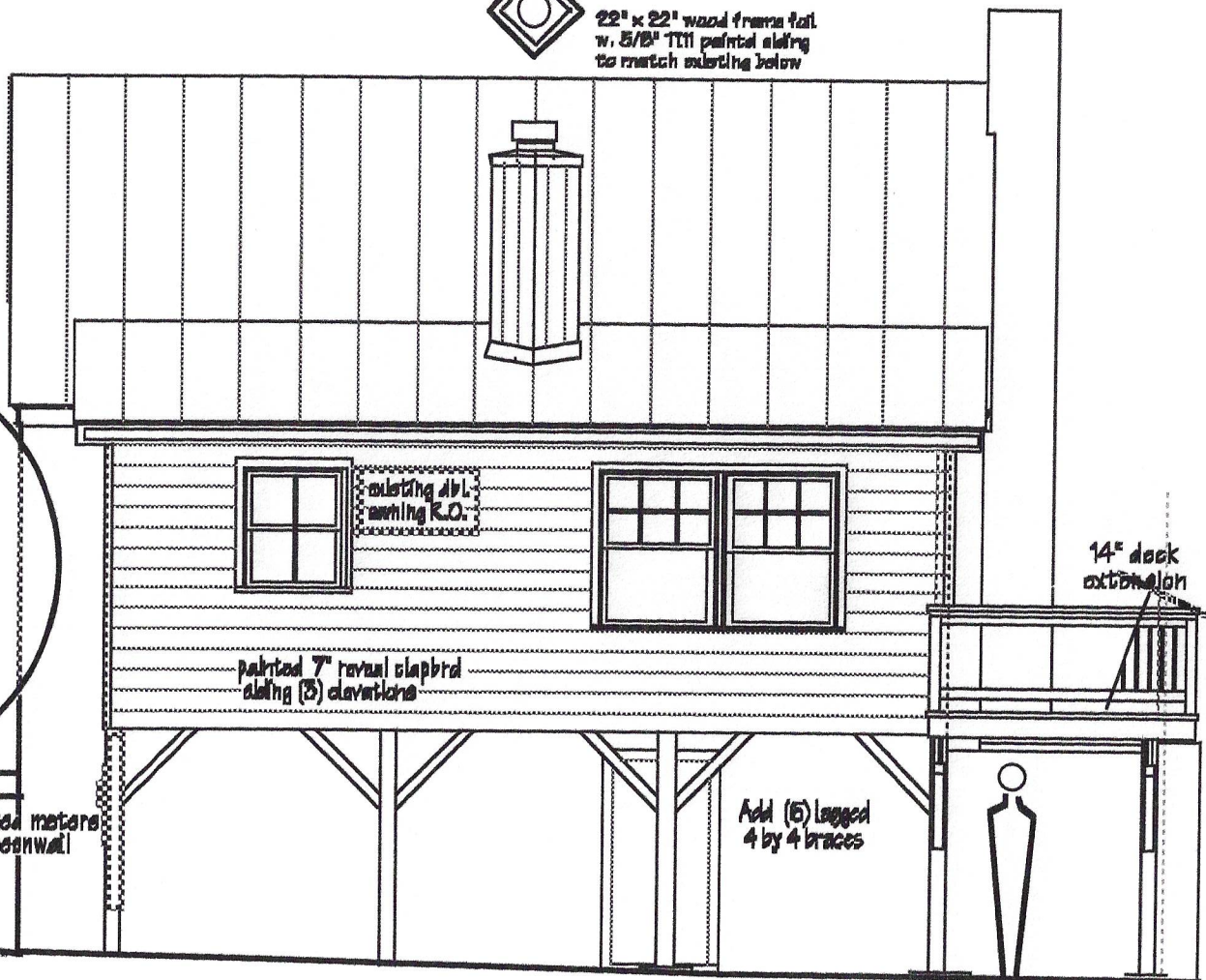
Northeast Elev. & Section 11/17/22 LWM Scale 1/4" = 1'-0"

Property Line

Garden Stairs Section @ 1/2"=1'



22" x 22" wood frame fail
w. 5/8" TMI painted siding
to match existing below



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



10 South Randolph Street with full-scale mock-up chimney



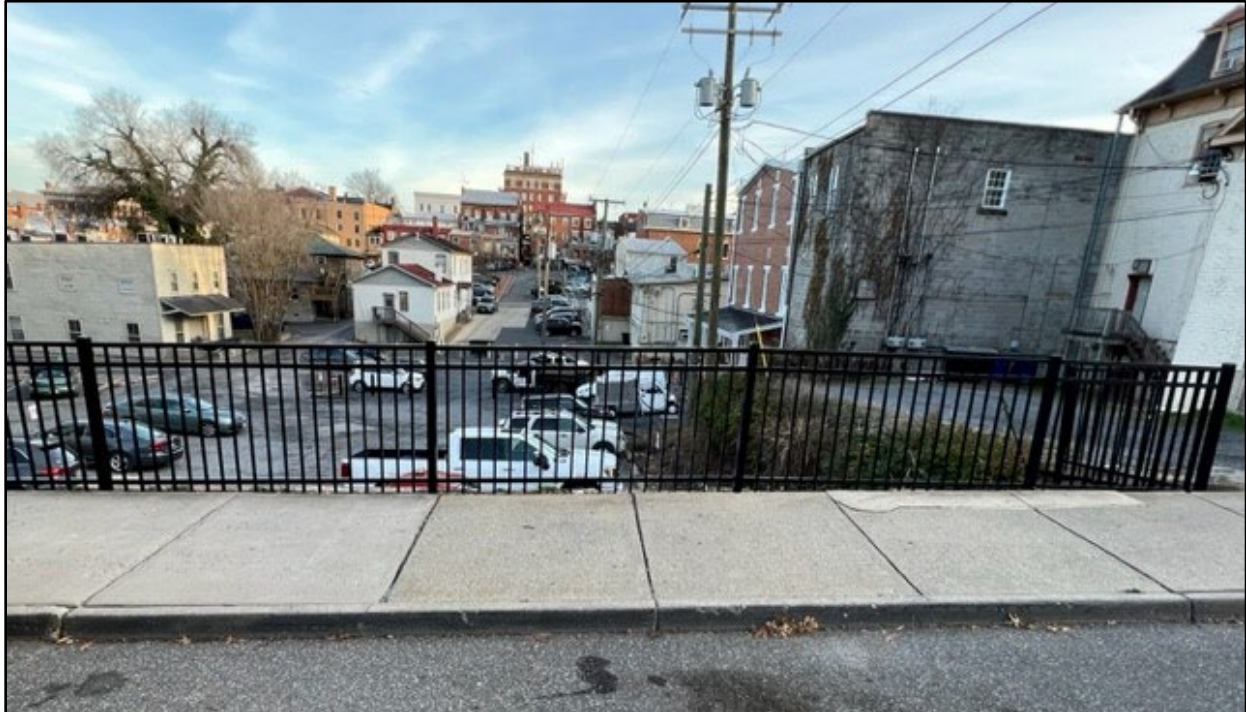
Lexington, VA Historic Downtown Preservation District COA
COA 2023-04 115 West Nelson Street Exterior Improvements

Project Name	Exterior Improvements at 115 W. Nelson Street
Property Location	115 W. Washington Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	115 West Nelson St, LLC/John Adamson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements to the rear entrance for 115 W. Nelson Street. The applicant is proposing to build a stair from the Lee Avenue sidewalk down to an existing parking lot, and build a decked walkway from the base of the stairway to the rear of the building at 115 W. Nelson Street. The stair and walkway will provide a pedestrian connection for students to the W&L mailroom that will be located in the basement level of 115 W. Nelson Street. The stair and walkway will be built with pressure treated wood platforms, stairs and rails. The rails will have 4x4 posts with standard square pickets and a 2x6 top rail. The horizontal surfaces will be sealed with a solid hide stain matched to Farrow & Ball Charleston Grey (No. 243) with sand grit added to the top coat. The Rails and posts will be sealed with a solid hide stain (Benjamin Moore Arborcoat exterior stain in Black Satin 2131-10) in black to blend in with the existing Aluminum rails on Lee Avenue. An aerial “Plan View” is included in the application materials.

existing conditions along Lee Avenue







ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:

Section IV. Guidelines for Site Design on page IV-2.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

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: John Adamson Phone: 804 750 9914 ext. 2
 Company: Adamson Development Corp. Fax: _____
 Address: 9501 River Rd Richmond, Va. 23229 Email: john@adamsondevelopment.com
 Applicant's Signature: [Signature] Date: 12/21/22

Property Owner
 Name: 115 W Nelson St. Phone: 804 750 9914 ext. 2
 Address: above Email: _____
 Owner's Signature: [Signature] Date: 12/21/22

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.



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

www.lexingtonva.gov

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

Address (or location description): 115 W Nelson

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: _____ 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



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

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$120 – Sign Permit Application Fee: \$60 Amount Paid: \$120.00

Case Number: HD COA- 2023 - 04

Date Received: 12.21.2023 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



9301 River Road
Richmond, Virginia 23229
T: 804-750-9914
F: 804-750-9913

December 21, 2022

City of Lexington
Architectural Review Board
115 W. Nelson Street

RE: ARB Submittal for 115 W. Nelson Street

Summary of Action Items:

1. Build a stair connection from Lee Ave to the parking lot below per the 'plan view' as submitted.
 - a. These stairs will provide a temporary connection for pedestrians to safely access the parking area below.
 - b. They will be built with pressure treated wood platforms, stairs and rails. The rails will have 4x4 posts with standard square pickets and a 2x6 top rail.
 - c. Horizontal surfaces will be sealed with a solid hide stain matched to F&B Charleston Grey. Top coat to have SAND GRIT added.
 - i. [Charleston Gray \(farrow-ball.com\)](http://farrow-ball.com)
 - ii. Charleston Grey No. 243
 - d. Rails and posts will be sealed with a solid hide stain in black to blend in with the existing Aluminum rails along Lee Ave.
 - i. [ARBORCOAT Exterior Stain - Solid | Shop Benjamin Moore](#)
 - ii. Black Satin 2131-10

LEE AVE

VA S

TM# 23-1-50
16 LEE AVE
N/F
GREENTREE PARTNERS I LLC
INST# 080005667

TM# 23-1-51
117 W NELSON ST
N/F
BROWN, PRES INC
DB 306/311

TM# 23-1-52
115 W NELSON ST.
WABOOZE, VENTURES, LLC
INST# 190003170

TM# 21-1-53
113 W NELSON ST
N/F
HIGH MEADOWS PROPERTIES LLC
INST# 130003092

TM# 25-1-57
19 S JEFFERSON ST.
N/F
YEW TREE PROPERTIES LLC
INST# 180000366

TM# 23-1-50
N/F
YEW TREE PROPERTIES LLC
INST# 180000366

TM# 23-1-59
17 S JEFFERSON ST
N/F
YEW TREE PROPERTIES LLC
INST# 100000030

ALLEY
(OWNERSHIP UNDETERMINED)
REF: DB 190003170,
DB 0/104 & DB 0/1131

EXISTING RETAINING WALL
PROPOSED SIDEWALK SHALL BE
BEHIND EXISTING WHEEL STOPS

TM# 18-1-41
12 LEE AVE
N/F
WASHINGTON & LEE UNIVERSITY
INST# 160000158

ALLEY
(OWNERSHIP UNDETERMINED)
REF: DB 202/142

EXISTING CONCRETE LOADING DOCK

TM# 23-1-60
N/F
STERLING INVESTMENTS INC
INST# 170000536

REF: DB 202/142

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-05 35 N. Main Street Exterior Improvements**

Project Name	Exterior Improvements at 35 N. Main Street
Property Location	35 North Main Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Annie P, LLC/John Adamson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 35 N. Main Street. A number of exterior improvements were approved with HD COA 2022-15 and the applicant now requests a number of slight changes/clarifications.

35 North Main Street existing conditions



The applicant proposes the following changes to the front elevation:

- a) Wording on the sign changed to: “The Georges at the Livery” versus “The Livery at the Georges” that was previously approved. *The approval of HD COA 2022-15 on July 21, 2022 required a new application with additional detail be submitted for approval of the sign over the front entrance door. A sign was painted/installed above the front entrance door without this required approval.*
- b) Reused the front sign on the existing bracket. The wood was painted with Georges branding. *The approval of HD COA 2022-15 on July 21, 2022 approved the sign and bracket proposed for the corner of the building provided the sign matches the sign currently hanging from the Marshall Building on Main Street in every respect. The sign installed at 35 N. Main Street contains the same font*

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-05 35 N. Main Street Exterior Improvements**

and color scheme of the sign at the Marshall Building, but the shape is dissimilar and the installed sign has more text. The sign installed at 35 N. Main Street meets zoning criteria for size.

- c) Down lights were added to the sign bracket. *The addition of lights to the existing sign bracket was approved with HD COA 2022-15 on July 21, 2022.*
- d) Added film to bathroom windows on the front of the building for privacy. *The window film was approved with HD COA 2022-15 on July 21, 2022.*
- e) Still plan to install new six-light entry doors made out of mahogany and painted Stratton Blue HC-142. *Six lite entry doors painted Stratton Blue (HC-142) were included on the HD COA 2022-15 application submittal, but were not specifically included in any motions for approval or denial on July 21, 2022.*

The applicant proposes the following changes to the south elevation:

- a) Repaint the balconies in Off Black. *The balconies were proposed to be painted the Shenandoah Taupe (AC-36) color in the HD COA 2022-15 application, but this color was not specifically included in any motions for approval or denial on July 21, 2022.*
- b) Replace the balcony doors that have failed with new full height doors. This will remove the plexi-glass transoms currently in place. *The replacement of the balcony doors on the south side was not included in the application request submitted with HD COA 2022-15.*

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

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-05 35 N. Main Street Exterior Improvements**

from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.

4. Any applicable provisions of the city's design guidelines.

(Section V Guidelines for Existing Buildings on pages V-1-V-22,
Section VII.Q. Outdoor lighting on page VII-18, and
Section IX.A & B Guidelines for Signs on page IX-1.)

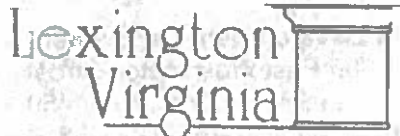
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

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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): 35 N. Main St., Lexington

Tax Map: 17-1-29 Deed Book and Page #: DB 63 (No page #)

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

Property Doing Business As: _____

Historical Name of Building: Livery Building

Approximate Age of Building: _____ 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



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

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$120 - Sign Permit Application Fee: \$60 Amount Paid: \$120.00

Case Number: HD COA- 2023 - 05

Date Received: 12.21.2022 Received By: Kate

Staff Review

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

Comments:
[Blank lines for comments]

Planning and Development Director Date

Action by Architectural Review Board

- Approved
Denied

Comments:
[Blank lines for comments]

Chairperson, Architectural Review Board Date



9301 River Road
Richmond, Virginia 23229
T: 804-750-9914
F: 804-750-9913

December 22, 2022

City of Lexington
Architectural Review Board

RE: ARB Submittal for 35 North Main Street

Summary of Action Items:

General Note: Our goal is to preserve this building and improve its accessibility and functionality while respecting its historic fabric and Main Street.

Below, please find a few slight changes / clarifications.

1. Front Elevation –

- a. Wording on the sign changed to: 'The Georges at the Livery' vs 'The Livery at the Georges'.
- b. Reused the front sign on the existing bracket. The wood was painted with Georges branding.
- c. Down lights were added to the sign bracket.
- d. Add film to bathroom windows on the front of the building for privacy.
- e. Still plan to complete this work. New six-light entry doors made out of mahogany and painted Stratton Blue HC-142.





2. South Elevation –

- a. Repaint the balconies in Off Black.
- b. Replace the balcony doors that have failed with new full height doors.
This will remove the plexi-glass transoms currently in place.



THE
GEORGES
AT
THE LIVERY
35 N. Main Street

GEORGES
LIVERY









2022 Architectural Review Board Annual Report

Message from the Chair

Robin LeBlanc

This report contains a summary of the accomplishments of the Lexington Architectural Review Board in 2022, including a listing of the Board's actions.

Reflecting back on 2022, the Architectural Review Board (ARB) held 18 regular meetings and reviewed 34 Certificates of Appropriateness. Those applications and the Board's decisions are listed in the attached table.

The Board is very proud of the Lexington, Virginia Historic District Design Guidelines and encourages the public to view this important resource at <https://www.lexingtonva.gov/home/showpublisheddocument/2534/638066045050770000>

The Architectural Review Board is very appreciative of the considerable effort made by all businesses to meet the Historic District Design Guidelines during the application process. It is these efforts that help preserve the historic fabric of our community while also improving the economic success of Downtown Lexington.

The Board would like to thank Chip Honsinger for his years of service as an alternate member and is happy to welcome new alternate member Jessie Taylor.

The Board would also like to thank the City Council and the citizens of Lexington for allocating time and resources to the ARB. The community is always welcome to attend Architectural Review Board meetings; as everyone's participation enables us to represent the collective vision of the City's residents more accurately for our historic district. We would also like to thank the City's Planning Staff for their professional assistance to our Board and in particular for their implementation of electronic meetings thereby allowing the Board to continue to serve our residents and business owners.

Board Members

Robin LeBlanc
(Chair) Term: 2019-2023

Elizabeth Teaff
*(Vice Chair)
Term: 2020-2024*

Caroline Alexander
Term: 2019-2023

Arthur Bartenstein
Term: 2020-2024

Julie Goyette
Term: 2022-2026

Jessie Taylor
*(Alternate A)
Term: 2022-2024*

Barbara Crawford
*(Alternate B)
Term: 2022-2026*

Planning Staff

Arne Glaeser
Zoning Administrator

Kate Beard
Administrative Assistant



Architectural Review Board Responsibilities

As provided in Sec. 28-88 of the City Code, the purposes and objectives of maintaining the historic district are:

- 1) To bring attention to the architectural excellence and historic importance of certain buildings, structures, places and areas in the City;
- 2) To improve the land values, business climate, environmental quality, facilities and services of the City, while keeping the unique and distinctive character of certain sections;
- 3) To foster a more favorable climate in the City, especially in the central business district, for the development of tourism as a basic and vital industry in the community;
- 4) To encourage the development of off-street parking in the central business district for the convenience of shoppers, City and County employees and tourists;
- 5) To assist private organizations within the City in furthering a deeper appreciation of the rich cultural heritage of the community;
- 6) To promote a broad program, within the scope of this article, for preserving, rehabilitation and maintaining architecturally fine structures, monuments, walkways, places and areas within the entire City; and
- 7) To bring attention to the architectural excellence and historic importance.

Owner/Applicant Name/Address	Type of Request	Request	Application #	Approval Yes/No
Pat Hennis 7 N. Jefferson Street	Exterior Improvements	New roof, construction of new stair tower, construction of new 2 story porch, new windows and doors, light fixtures and louvered shutters, repaint entire building	HD COA 2022-01	Yes
Stephanie Wilkinson 25 W. Washignton Street	Signage	New projecting and window signs	HD COA 2022-02	Yes
John Adamson 115 W. Nelson Street	Exterior Improvements & Signage	General refurbishment of the exterior of the building including new roof, storefront, windows and doors. Paint refresh and new signage.	HD COA 2022-03	Yes
Sascha Goluboff 4 locations	Signage	Historic plaques on 4 downtown buildings	HD COA 2022-04	Yes
Blue Ridge CASA for Children multiple locations	Exterior Improvements	Approval of locations for sculptures	HD COA 2022-05	Yes
Skip Ravenhorst 14 W. Washington Street	Exterior Improvements	Exterior paint refresh, new windows, doors and awnings	HD COA 2022-06	Partially
Crystal DeMott 31 W. Washington Street	Exterior Improvements & Signage	Exterior paint refresh and new signage	HD COA 2022-07	Yes
David Amory/T-Mobile 30 S. Main Street	Exterior Improvements	Alterations to previously approved cellular antennae	HD COA 2022-08	No
Taylor Woody, Jr. 158 S. Main/20 E. Preston Street	Exterior Improvements & Signage	Painting, new exterior doors, and a new projecting sign & bracket	HD COA 2022-09	Yes
Mary Beth Harris 7 W. McDowell Street	New Signage	New window sign	HD COA 2022-10	Yes
Chastity Berkstresser 104 S. Jefferson Street	New Signage	New projecting sign	HD COA 2022-11	Yes
Laura Bennett 125 S. Main Street	Exterior Improvements	New awning	HD COA 2022-12	Yes
Tim & Janeen Welsh 9 N. Randolph Street	Exterior Improvements	Exterior improvements and painting	HD COA 2022-13	Yes
John Adamson 115 W. Nelson Street	Amend previously approved COA	Change to previously approved storefront, installation of shed roof over rear loading dock	HD COA 2022-14	Yes
John Adamson 35 N. Main Street	Exterior Improvements & Signage	Multiple exterior improvements, new exterior lighting, and paint refresh	HD COA 2022-15	Partially

Sarah Dyer & Kali McLeod 29 S. Main Street	New Signage	New projecting and hanging signs	HD COA 2022-16	Yes
Tremania Cottrill 45 S. Main Street	Exterior Improvement	Installation of rooftop weather/traffic camera	HD COA 2022-17	Yes
Taylor Woody, Jr. 20 E. Preston Street	New Signage	New wall and projecting signs	HD COA 2022-18	Yes
David Stull 25.5 W. Washington Street	New Signage	Projecting sign to screen AC unit in the alley	HD COA 2022-19	Yes
Lynne Johnson 30 E. Preston Street	New Signage	New projecting sign and bracket	HD COA 2022-20	Yes
Jimmie Zimmerly 125 W. Nelson Street	New Signage	New projecting sign	HD COA 2022-21	Yes
Jimmie Zimmerly 125 W. Nelson Street	New Signage	New projecting sign	HD COA 2022-22	Yes
Sarah Littlefair 9 E. Washington Street	New Signage	New projecting sign	HD COA 2022-23	Yes
Erin Cassilly 123 S. Randolph Street	Exterior Improvements	New windows	HD COA 2022-24	Yes
Amie Phillips 123 W. Nelson Street	New Signage	New projecting sign	HD COA 2022-25	Yes
Ruth Kitchen 147 S. Main Street	Exterior Improvements	Installation of a memorial scatter garden	HD COA 2022-26	Yes
David Amory/T-Mobile 30 S. Main Street	Exterior Improvements	Installation of new concealment structure for cellular facilities	HD COA 2022-27	Yes
Mohammed Melhi 158 S. Main Street	New Signage	New wall, window and projecting signs	HD COA 2022-28	Partially
Cassandra Knick 116 N. Main Street	New Signage	New wall and projecting signs	HD COA 2022-29	Yes
Tim Hickman 123 S. Randolph Street	Exterior Improvements	Porch repairs	HD COA 2022-30	Yes
Tim Welsh 9 N. Randolph Street	Exterior Improvements	Installation of exterior light fixtures	HD COA 2022-31	Yes
Mohammed Melhi 158 S. Main Street	New Signage	New window and wall signs	HD COA 2022-32	Yes
Li Yun Wu 110 S. Jefferson Street	New Signage	New wall and projecting signs	HD COA 2022-33	Yes
Lee Merrill 10 S. Randolph Street	Exterior Improvements	Paint refresh, new windows, new door, new siding and trim, deck replacement, new garden stairs	HD COA 2022-34	Partially