



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, April 6, 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. March 16, 2023 Minutes\*
4. NEW BUSINESS:
  - A. **COA 2023-08: an application by Stephanie Bond for a Certificate of Appropriateness for new exterior paint colors at 4 North Randolph Street, Tax Map #23-1-205A, owned by Stephanie Bond.**
    - 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, March 16, 2023 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

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

**City Staff:**

Kate Beard, Administrative Assistant

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

**MINUTES:**

The minutes from the February 16, 2023 were unanimously approved as presented. (C. Alexander / E. Teaff)

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

None

**NEW BUSINESS:**

**A. COA 2023-07: an application by Ugo Benincasa for a Certificate of Appropriateness for a new awning cover for the Juniper Lounge at 30 South Main Street, Tax Map #23-1-188, owned by Robert E. Lee Properties.**

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness to replace the awning cover for the Juniper Lounge at 30 South Main Street. The request is to replace the existing awning cover with one from Sunnyside Awning Company in a thick, water resistant, tan colored material. The new awning cover will be installed over the existing awning frame.
- 2) Applicant Statement – Representing the applicant, Frankie Benincasa explained that the existing awning is made of canvas and has not held up well in weather. He provided a sample of the material proposed for the new awning which was recommended by Sunnyside Awning Company as being weather resistant. He stated the new awning cover would be similar in design to the existing cover and the existing side wind shields would remain.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously. (4-0)**

**OTHER BUSINESS:**

None

**ADJOURN:**

The meeting adjourned unanimously at 5:05 p.m. (J. Goyette / R. LeBlanc)

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R. LeBlanc, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA  
COA 2023-08 4 N. Randolph Street Exterior Paint Request

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<b>Project Name</b>	4 North Randolph Street Exterior Painting
<b>Property Location</b>	4 North Randolph Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Stephanie Bond / Stephanie Bond

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**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for new exterior paint colors at 4 North Randolph Street. The applicant is requesting to paint the building’s exterior walls Dark Olive (2140-30), to paint the trim Edgecomb Gray (HC-173), and to paint the window sashes Black Iron (2120-20). All three are Benjamin Moore colors and samples are included in the application materials.

*4 N. Randolph Street existing conditions*



Staff Report

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-08 4 N. Randolph Street Exterior Paint Request**

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**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 X.C Guidelines for Painting. Color & Placement on page X-4.)

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

**Staff Comment**

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: Stephanie Bond Phone: 540-576-3565

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 4 N Randolph Email: stevie@jfbrownrealestate.com

Applicant's Signature: [Signature] Date: March 20, 2023

### Property Owner

Name: SAME Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Architect/Designer

Name: NA Phone: \_\_\_\_\_

Company: NA Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

### Administration

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

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

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



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300 East Washington Street  
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www.lexingtonva.gov

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

Address (or location description): 4. N. Randolph Street

Tax Map: 23-1-205A Deed Book and Page #: 12000/013

Acreage: .03735 Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: \_\_\_\_\_

Historical Name of Building: The Boiler House

Approximate Age of Building: 175 / Residence 1450's 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

# Downtown Historic Preservation District











