

LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, April 20, 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. April 6, 2023 Minutes*
- 4. NEW BUSINESS:
 - A. COA 2023-09: an application by Tim Hickman for a Certificate of Appropriateness for exterior improvements and the construction of a new accessory structure at 313 South Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. COA 2023-10: an application by Paige Williams for a Certificate of Appropriateness for new signage for the new Downtown Books location at 34 South Main Street, Tax Map # 23-1-188, owned by Robert E. Lee Properties, LLC.
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - C. COA 2032-11: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9A, owned by 2022Plus3, 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, April 6, 2023 – 5:00 p.m. Second Floor Conference Room Lexington City Hall MINUTES

Architectural Review Board: City Staff:

Present: R. LeBlanc, Chair Arne Glaeser, Planning Director

E. Teaff, Vice-Chair Kate Beard, Administrative Assistant

J. Taylor, Alternate A

Absent: C. Alexander

A. Bartenstein

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 / J. Taylor)

MINUTES:

The minutes from the March 16, 2023 were unanimously approved as presented. (E. Teaff / J. Taylor)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

- A. COA 2023-08: an application by Stephanie Bond for a Certificate of Appropriateness for a new exterior paint colors at 4 North Randolph Street, Tax Map #23-1-205A, owned by Stephanie Bond.
 - 1) Staff Report This is an application to approve a Certificate of Appropriateness 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.
 - 2) Applicant Statement Applicant and owner Stevie Bond said the building needs a new paint job and she intends to repair the window sashes rather than replacing the windows. She has decided to change the color scheme and this is one that she has used on a different property and really likes.
 - 3) Public Comment None
 - 4) Board Discussion & Decision E. Teaff moved to approve the application as presented.

 J. Taylor seconded and the motion passed unanimously. (3-0)

OTHER	BUSINESS:

A. Glaeser reported there were three applications scheduled for the April 20th meeting.

ADJOURN:

The meeting adjourned unanimously at 5:04 p.m. (E. Teaff / R. LeBlanc)

R. LeBlanc, Chair, Architectural Review Board

Project Name Exterior improvements & new accessory building at 313 S. Jefferson

Street

Property Location 313 S. Jefferson Street

Zoning R-1 (General Residential) & Residential Historic District

Owner/Applicant Tori and Joey Bates/Tim Hickman

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for the replacement of a second story balcony door and the construction of a new detached garage at 313 S. Jefferson Street.

Location map



The applicant is proposing to replace the existing second floor balcony door and window facing onto White Street with a smooth, fiberglass double door, painted to match the other trim details on the existing dwelling.

The design of the proposed 1 ½ story, 3 car garage was chosen based on its resemblance to the main house. It will face White Street and will be approximately 55' by 50'-4" with Hardie shingle siding and Hardie and Azek exterior trim boards. The shingles will be painted Butter (Benjamin Moore 2023-60) and all exterior trim will be painted Simply White (Benjamin Moore 2143-70) to match the house. The metal pan roofing material will match the color of the weathered copper roof of the main house.

The applicant has provided plan details including elevation drawings and a schematic of a garage of this design. Also included in the application materials are spec sheets with details for the proposed windows, skylight, doors, columns and exterior light fixtures.



313 South Jefferson Street existing conditions

ARB Considerations

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

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

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be

Staff Report Lexington, VA Historic Downtown Preservation District COA COA 2023-09 Exterior Improvement & New Garage at 313 S. Jefferson Street

considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

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

(Applicable sections of the Lexington Design Guidelines are: Section IV.E. Site Design. Guidelines for Outbuildings, Garages, & Other Site Features on page IV-7, and Section VII. Guidelines for New Construction & Additions on page VII-1.) 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 consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

Staff Recommendation

Staff finds the proposed project meets the zoning criteria.



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 ¹	
Name: Tim Hickman	Phone: 540-460-8031
Company: Rock bridge Homes and Dans	_ Fax:
Address: 70 016 Buena VISTa B Lex	Email: Hm @ rockblidge hl, com
Applicant's Signature: White	Date: 4-3-23
Property Owner	
Name: Tori and Joey Bates	Phone: 704-634-1601
Address: 313 S. Jefferson St.	Email: VMCOyhe @asl. Com
Owner's Signature:	Date: 4-3-23
Architect/Designer	
Name: Tony Sozer	Phone: \-888 - 884 - 9488
Company: Convertore Besigns	Fax: 425-487-9488
Address: 18915-142nd Are NE #100 Woodinville, 4	Email:
Administration	
Application is broader and to the last term A 1:	
Appropriateness (COA) to make repairs, alterations, accordance with Chapter 28, Article XVII and Article XVI	5. 기 마이터 이 방식되어 : 이 이 이 전에 다 살아왔다면 아무네요? 나라 아버지를 다 먹어 나를 하다.
Appropriateness (COA) to make repairs, alterations,	or improvements in the Historic District in III of the Lexington City Code. In pletion and execution by the Chairperson or I. The recipient of a COA is responsible for equired by the Code of the City of Lexington

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	Information ² (attach list of properties if request includes multiple properties)
	cation description): 313 S. Jefferson St
	23-\-23
	Zoning (attach any existing conditions or proffers):
	g Business As: Single family Resilence
Historical Nam	ne of Building: The William T Shield's House
	Age of Building: Applicant seeking Federal Tax Credit: ☐ Yes ☐ No olication deemed incomplete by staff will not be accepted.
Alteratio	n Description (complete a City Sign Permit Application for sign alterations)
I. Please	check action(s) for which this COA is requested:
N	Remodeling or renovation of the exterior of a building
	Total restoration of the exterior of a building
X	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:
N	Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
Z	Scale drawings of the improvements
	Detailed drawings of significant decorative or architectural elements
Q	Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
N.	Samples of exterior materials and paint colors to be used
III. For NE	N CONSTRUCTION, please provide the above attachments in addition to the following:
N	Dimensions, orientation, and acreage of each lot or plot to be built upon
Z	Layout of the project and its relation to surrounding structures
Z	Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
B	The size, shape, and location of existing and proposed construction on the parcel
Z	Location of walls, fences, and railings, and the indication of their height and the materials of their construction

From: Arne Glaeser
To: Kate Beard
Subject: FW: Garage Letter

Date: Friday, April 14, 2023 9:38:44 AM

From: Kim Hickman [mailto:kim@rockbridgehb.com]

Sent: Wednesday, April 5, 2023 11:35 AM **To:** Arne Glaeser <a glaeser@lexingtonva.gov>

Subject: Fwd: Garage Letter

Mr. Gleaser / Lexington ARB

Rockbridge Homes and Barns / Hickman-Oliver Inc. has been selected to construct the garage for the Bates family at 313 S. Jefferson St. The garage would be accessible from White St. We are also seeking approval for replacing a balcony door on the left side of the house.

We have submitted the overall plans for review but I would like to include some notes as well as a few changes to the garage plans.

The garage was chosen due to its design closely resembles the main house.

The construction of the garage would include the below elements:

(Product information / spcifications are included in the package submittal).

Garage Doors: Wayne Dalton Carriage Series -

Lexington with the Stockton windows.

Columns - The columns on the plans are fluted, we would purchase the standard round columns to match the size and shape of the ones on the main residence.

Windows: The windows shown on the plans are casement windows that do not meet the egress requirements. We plan to purchase double-hung windows without grids for each end of the garage to match the house. This also allows for code compliance.

Doors: All of the doors are smooth fibergalss painted to match the house, again with no grids. The upper double door on the garage balcany will not have a transom.

Siding / Trim - To maintain the shingle siding look of the main house, we are installing James Hardie Cedar Shake siding. The trim boards will be both Hardie and Azek exterior trim boards. The siding / trim will match the hose.

Roof: The roof will be metal pans to match the main house. The main house is weathered copper. The metal color matches the current roof.

Sky Lights: There are three skylights that are located on the rear of the garage. They will be fixed and the color closely matches the roof.

Exterior Lights: There will be three dark sky approved light fixtures, two beside the upstairs double door and one inbetween the two entry doors. The three garage doors will have a small can light in the soffit pointing straight down in front of each door.

Color samples were submitted with the package.

The foundation of the garage will be masonary block that will be stuccoed. It will be painted and landscaped around.

The apron of the garage as well as the pad in front leading to the sidewalk will be concrete.

Tim Hickman 540-460-8031

----- Forwarded message -----

From: **Kim Hickman** < <u>kim@rockbridgehb.com</u>>

Date: Tue, Apr 4, 2023 at 2:46 PM Subject: Fwd: Garage Letter

To: Tim Hickman < tim@rockbridgehb.com>

Sent from my iPhone

Begin forwarded message:

From: Victoria Bates < vmcoyne@aol.com> **Date:** April 4, 2023 at 1:07:17 PM EDT To: Kim Hickman < kim@rockbridgehb.com >

Subject: Fwd: Garage Letter

To Whom it May Concern: Lexington City Planning

Commission

We are current applying for permission to build a 3-car garage in our back yard along White Street. We currently have off-street parking in this location and believe that building this garage (which will match our house) will enhance the aesthetics of the neighborhood, while allowing us to park our vehicles not only off-street but also out of the weather. We chose a garage design that matches the historical style of our house. We also intend to move our trash storage along the garage, away from the sidewalk and out of view from pedestrians. Additionally, this garage will provide us much needed storage for yard equipment, children's recreational/sports equipment, holiday decorations, etc.

Thank you,

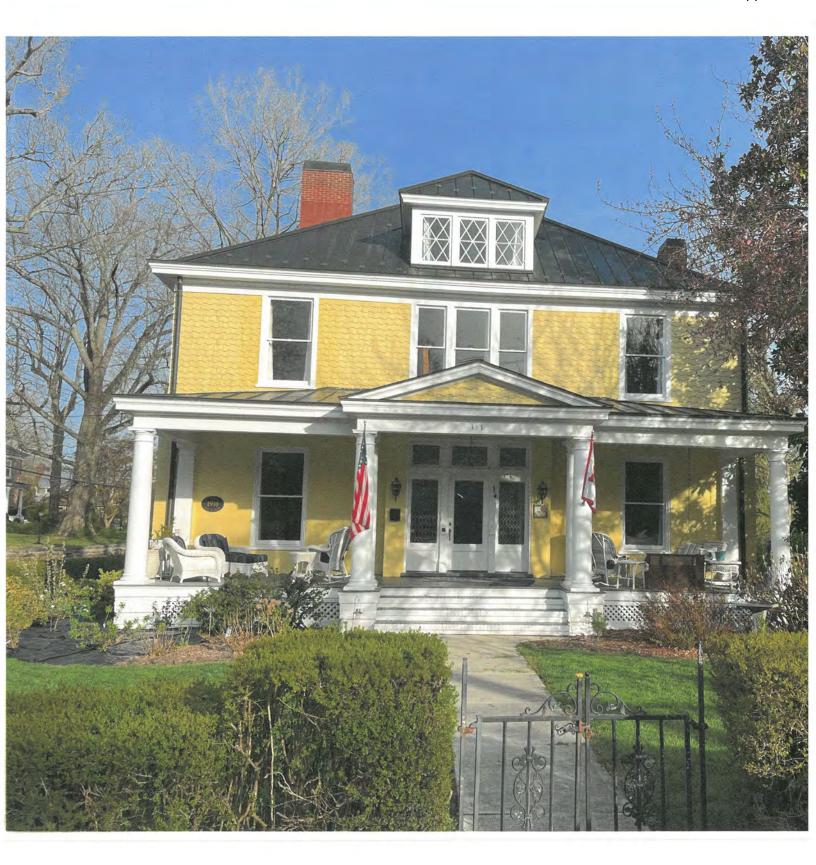
Joey and Tori Bates 313 S. Jefferson Street Lexington, VA 24450

CONFIDENTIALITY NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, any reading, dissemination, distribution, copying, or other use of this message or its attachments is prohibited. If you have received this communication in error, please notify the sender immediately by telephone at 704.844.3100 and delete this message and all copies and backups thereof. Thank you.

__

Kim Hickman
Office Manager
Rockbridge Homes and Barns
Hickman-Oliver, Inc.
70 Old Buena Vista Rd.
Lexington, VA 24450
(540) 460 5708

We're on the web! https://rockbridge-homes-and-barns.business.site

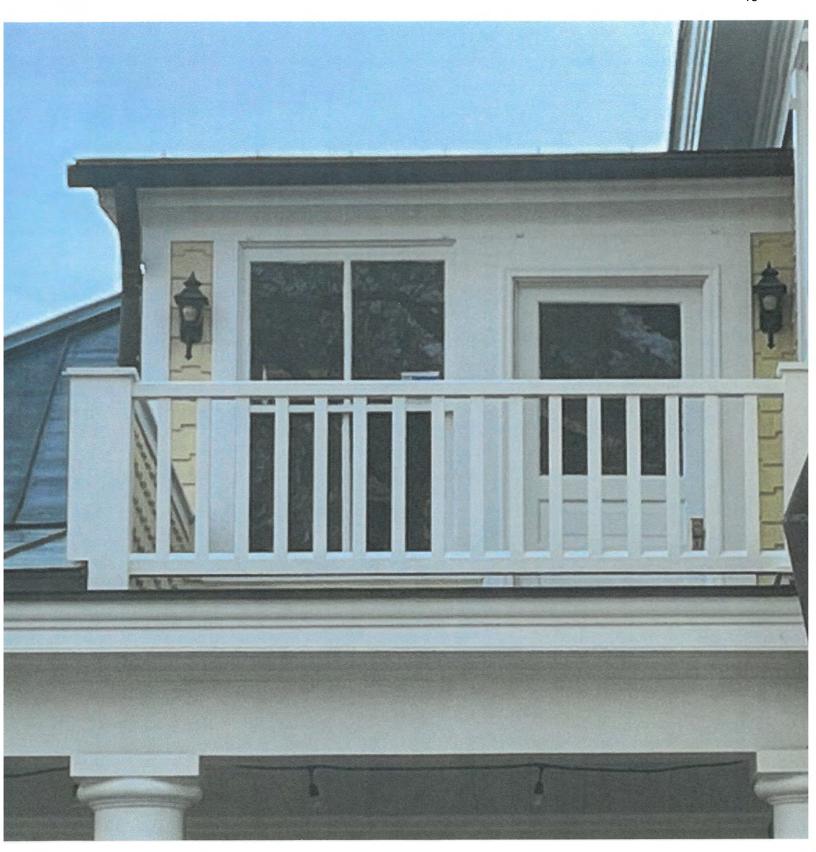
















Proposed French Door for Joey and Tori Bates 313 S. Jefferson



Proposed Door Hardware for Joey and Tori Bates 313 S. Jefferson



Finish - oil rubbed bronze

STRUCTS STRUCT

A Y BA

TONE

30

ORNE

Ū

0

S

0

3

10 W

1

4

Z

4

0

8/23/0

MARIO

0 0/

DX DX

S

IN N

E E

GENERAL

PLANS COMPLY TO THE DOIN INTERNATIONAL RESIDENTIAL COOP.

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTITUTION. CONTRACTOR SHALL RECOVER TENGORARY BRACING AS REQUIRED WITH LALL PERPARANT CONSISTIONS HAVE BEEN MADE. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE ARCHITECT AT THE TIME THEY ME NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS

CODES!
ALL AFFLICABLE CODES AND AITHORITIES HAVING LIRISDICTION SHALL BE POLLOPED

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC.)
 2018 INTERNATIONAL BUILDING CODE (IBC.) 2010 INTERNATIONAL HECHANICAL CODE (INC.)
- 2018 INTERNATIONAL FIRE CODE

BUILDING			
CONSTRUCTION TIPE	V-B	SEISHIG ZONE	PER LOCATIO
COUPANCY BROUP	R-S	PENO SPEED	FER LOCATIO
int lo€	PER LOCATION	EUFOSURE CATESORY	POR LOCATIO

SITE WORK

SECRETAL

BUTTERIOR POOTINGS SHALL BEAR TO A MINIMUM DEPTH BELOW PINISHED GRADE AS SET FORTH BY THE LOCAL JURISDICTION. ALL FOOTINGS TO BEAR OF PIPM, UNDISTRIBED EARTH BELOW ORGANIC SURFACE SOILS. ALL BACK FELL MATERIAL BHALL SE THOROUGHLY COMPACTED, FOUNDATION VEHTS BHALL NOT INTERPRETE WITH THE DIRECT LOAD PARTY OF

CONCRETE

SENERAL SLASS AND USE	FG	4410-00	HINNEM SACKS / C.
A. POOTINGS	2500	8-4	5-1/2
B. SLABO ON SRADE	2500	8-4	5-1/2

- AIR ENTRAINING AGENT (5% TO 6%) TO BE USED IN ALL CONCRETE PLAT HORK
- AIR DITECTION ASSET TO BE TO BE 100 DE 1800 IN ALL CONCRETE PLAT MORK PROSEDT TO MEATHER. PROSEDLITH BOO SERVES 14 OF PER 1000 OF CEMENT TO BE 1950 IN ALL CONCRETE. NAME OF DESIMED IN ACCORDANCE WITH PROVISIONS OF THE 2018 BECIRE. MATER TO CEMENT RATIO PER THE 2018 BECIRE.

REINFORGING STEEL ASH AND CONTROL BEALL BE PREPARED BY AN EXPENSED DETAILS AND CONTROL TO STANDARD PRACTICE CUTLINED IN

CONCRETE COVER OF REINFORCING STEEL

- WENTLY EXPONED TO BARTH 1-1/2" CONCRETE EXPOSED TO EARTH OR WEATHER I-I/2" BEAMS AND COLUMNS NOT EXPOSED TO BARTH OR HEATHER
- SLASS AND WALLS NOT EXPOSED TO BARTH OR WEATHER

CARPENTRY

HOM-FIR 45

SENERAL ALL ROUTE SHALL COMPLY WITH THE APPLICABLE SECTIONS) OF THE 2016 IBC/IRIC. PRESSURE TREATED HOOD REQUIRED IN LOCATIONS LISTED IN INC. REIT.

- 2" MIRNAM YERTICAL CLEARANCE BETVEEN VICCO 4 CONCRETE STOMS FORCH SLABS, FATTO BLABS 4 OWER SHALAR KORZIONTAL SURFACES EXPOSED TO THE VEATHER. 6" MIRNAM CLEARANCE ESTIMEN FROOD AND BLANTA. 6" MIRNAM CLEARANCE ESTIMEN HOUTE AND BLASTA. 6" MIRNAM CLEARANCE ESTIMEN HOUTE BANKS AND EARTH. 6" MIRNAM CLEARANCE ESTIMEN FROOT BEAMS AND EARTH.
- MINIMUM CLEARANCE BETWEEN PLOOR JOISTS AND EARTH

LUMBER STRENGTH (UNITS IN PSI)

STUD BRADE		75	678	200,000
JOISTS & RAFTERS	all the same			
HOH-FIR #2	(Zwio)	73	1015	1500,000
HEM PIR #2	(25/2)	75	460	1500,000
BEAMS, HEADERS, LIN	ITELS & OFFICERS			
4" NOMINAL	DOUS-FIR #2	9	960	1600000
6" HOMINAL	DOUG-PIR #2	0.5	860	1800000
BLIE LAMINATED T				
DOUG-PIR LA	MICH (DAF-VA)	160	2400	1800000
STRUCTURAL CONF	OSITE TIMESES			
	VENEER LIMBER	266	2600	1900,000
PARALLEL S	TRANS LUMBER	240	2,400	200000
LOADING				
ROOF	IS PSF DEAD LOAD		25 PSF LIVE LOAD	AC PSP
FLOOR	IO PSF DEAD LOAD		40 PEF LIVE LOND	50 PSP
or word in the				

PROOD BEARING ON OR INSTALLED HITHIN IS' OF MASONRY OR CONCRETE TO BE TREATED HITH AN APPROVED PRESERVATIVE. BOLID BLOCKING OF NOT LESS THAN 2X THICKNESS SHALL BE PROVIDED AT BIOS AND AT ALL SUPPORT OF JUSTS AND RAPIDES. AND ROLL TO DE PER SHAR NALL SCHEDLE AND POUNDATION PLAN. IT HIRMAN SHEEDHELT. ALL METAL PRANSHO ANCHORS AND HANGES SHOULD KE DRAILED SHALL BE STROMD TE CONSISTORS AS KAMPACTURED BY SHIPSON COMPAN

PROVIDE PIRE BLOCKING IN CONCEALED SPACES OF STUD MALLS & PARTITIONS, INCLIDING FURRED SPACES & PARALLEL ROYS OF STUDS OR STAGGETED STUDS AS FOLLOWS.

VERTICALLY AT THE CELLING & PLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEPTING

PROVIDE FIRE BLOCKING AT OTHER LOCATIONS PER 3016 IRC RE03.11.

PLYMOOD

ALL PLYTOOD WALL AND ROOF SHEATHING SHALL SE IS' GOX UNLESS NOTED OTHERWISE. MINIM NAILING SHALL BE BO 8 6' O.C. AT PANEL EDGES AND IS' O.C. IN FIELD, SPAN INDEX SHALL BE AND THE SPACE OF BY COLOUR PRINCE EDISED AND OF COLOUR PRILID. SPACE RICEY SHALL BE 34/0. ALL PLYTHOOD PLOOR SHATINGS SHALL BE \$1/00 K SHANEL SHADOLEY BLEES HOTED OTHERWISE. MINIMA MALINE SHALL BE LOG & 6"OC. S PANEL EDISES AND OF CO.S. IN FIELD. SPAN ROCKS SHALL BE 40/02. STAROST ALL FAREL DEEDS AT ROCK AND FLOOR SHATINGS. ORIENTED STRAND BOARD (0.5.8) SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOHED.

SLIE LAMINATED TIMBERS SHALL BE DOUGHTR LARCH PARTICATED TO THE REQUIREMENTS OF THE US PROJUCT STANDARD TO SE, LIMBER SHALL BE OF SUCH BRADE TO PROVIDE NORMAL NORMAD STREED VALUES OF, 2400 PSI IN BENDIUS, 100 PSI IN TENSION, 1000 PSI IN TO STANDARD PROJUCT STANDARD PARALLEL TO SHALL SED ON IN COMPRESSION PERSONNELS OF SI IN TO SHALL SED ON THE COMPRESSION PERSONNELS OF SI IN TO SHALL SED ON THE STANDARD THE STREET OF SHALL SED ON THE STANDARD THE STANDARD STANDARD STANDARD SHALL SED ON THE STANDARD SHALL SED ON THE SHALL SED ON THE STANDARD SHALL SED ON THE SHA

CARPENTRY (CONT.)

MANAFACTURED TRUSCES

ALL TRUSCES SHALL BE DOSSINED BY A RESIDENCED STATE SHONEER AND PASSICLATED PROM ONLY THESE DESIGNS. INSIGES SHALL BE STANFED BY THE DISHNESS OR BY A PROM ONLY THESE DESIGNS. ALL TRUSCES SHALL BE SUBHITIES FOR APPROVAL PRIOR TO PASSICLATION. ALL TRUSC SHALL BE SUBHITIES FOR APPROVAL TRUSCES TO PASSICLATION AND APPROVED PASTICLES TO SELIZE THAT THE TRUSC SOTTICE CHORD WILL HOT BEAR OIT HE WALL ON PASTICLES TO BELIEVE THAT THE TRUSC SOTTICE CHORD WILL HOT BEAR OIT HE WALL ON PASTICLES.

APPROVED HANSERS SHALL BE USED AT ALL CONNECTIONS OF RAPTERS, JACK OR HIP TRUSSES TO MAIN SIRDER TRUSSES.

ALL ROOF TRUSSES SHALL BE FRANED AND TIED INTO THE FRANE WORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE MALE STRUCTURE. ROOF TRUSSESS SHALL HAVE JUNKS HELL FITTED AND SHALL HAVE ALL TRUSCON HEMBERS HELL TIGHTENED SEFORE ANY LOAD IS PLACED WORLTHE TRUSS. DIAGONAL AND SHALT BRACING SHALL BY

ALL TRUSSES SHALL BE DESIGNED FOR UNIFORM LOADING AS POLLOWS. 55 PSF OF TRIBUTARY MIDTH
5 PSF OF TRIBUTARY MIDTH
46 PSF TOF CHORD 4 5 PSF BOTTON CHORD BOTTOH CHORD

INSULATION & MOISTURE PROTECTION

SENERAL INDUSTRIES TO MAINTAIN I' CLEAR SPACE ABOVE INSULATION BATTLES TO EXTEND 6" ABOVE BATT INSULATION & IZ! ABOVE LOOSE FILL INSULATION INSULATE BEHIND BATHTUBS, SHORERS, FARTITIONS AND CORNERS. PROVIDE FACE STAPLED BATTS OR PROCTION FIT FACED BATTS. PROVIDE 4 ML (0.004") POLYETHYLENE VAPOR BARRIER AT HALLS OR USE PVA PAINT WITH A DRY CUP PERM RATTIS OF ONE (MAK). PROVIDE R-10 INSULATION UNDER ELECTRIC HATER HEAT

- LINEATION CONTINUE.

 ENTRUM LINEA MICHAEL PROOFS AND DOOR FRANCS, OPENISS SETTIEDN FIALLS AND PROOF AND SETTIEDN FRANCIA, OPENISS AT POWERING AT TREATMENT OF WILLIT'S SERVICES TRICASH FRANCIA, FRANCIA, OPENISS AT TREATMENT OF WILLIT'S SERVICES TRICASH FRANCIA, FRANCIA, AND SCOP, AND ALL OTHERS SICK OPENISS IN THE BULDING DOVELOFFE, INCLIDING ACCESS PARILS, INTO WEARING STRONG, SMALL ES COALED, CARLIEST, ASSISTED ON FRANCIS STRONG THE WEARING STRONG SICK OF STRONG SICK OF STRONG SICK OF STRONG STRONG SICK OF STRONG SICK OF STRONG SICK OF STRONG STRONG SICK OF STRONG SICK OF STRONG SICK OF STRONG STRONG SICK OF STRO INST AIR INFILTRATION
- ALL EXTENSION DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR INFLITATION ABOUND THEIR PREVETER HIGH IN A CLOSED PROBITION. DOORS BETWEEN RESIDENCE, AND GRADES RAR INT CONSIDERED THE FRATED' AND MUST MEET THE ABOVE.
- ALL EXTERIOR WINDONS SHALL BE DESIGNED TO ADMIT AIR INFILTRATION INTO OR PROM THE BUILDING ENVELOPE PRICH SHALL BE SUBSTANTIATED BY TESTING TO STANDARS

 E 200.79. SITE BUILT AND HILLHORS, SHOP MADE MODDEN SHALL ARE EXCHAIN FROM
 TESTING BUT SHALL BY MEATHER STRIPPED, CAULKED AND MORE TIGHTLY FITTING.

VAPOR BARRIERS / GROUND COVERS

PED VAPOR BARRIER SHALL BE PROPERLY HISTALLED IN ROOF DECKS, IN ENCLOSED RAPTER SPACES FORMED INTEREST CELLINGS ARE APPLIED DIRECTLY TO THE INDERSIDE OF ROOF RAPTERS, AND AT EXTERIOR HALLS. INSET STAPLED BATTS WITH A PERM RATING LISS. THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE MARM SIDE, STAPLES SI BE FLACED NOT MORE THAN S' O.C. AND GAPS RETHERN THE PACING AND THE FRANKS

VAPOR RETARDERS AT WALLS PER INC RT02.7

A GROUND COVER OF 6 MIL (0.006°) BLACK POLYETHYLERE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAML SMACES. THE GROUND COVER SHALL BE OVERLAFTED CHE FOOT AT EACH JOINT AND SHALL EXTRED TO THE FORDATION HALL.

DOORS, WINDOWS AND SKYLIGHTS

CENERAL

THE REGIRED BARBOD DOOR HAY HAVE A MAXIMAT T \$1 STEP FROM TOP OF THE THRESHOLD

TO A MANHAM SA! DEEP LANDING ON THE EXTENIOR SIDE OF THE DOOR. OTHER EXTENIOR

TO A MANHAM SA! DEEP LANDING ON THE EXTENIOR SIDE OF THE DOOR. OTHER EXTENIOR.

ALL SKYLLIGHTS TO A MINIMAM SIF DEED LANDING ON THE EXTENDIORS BUT OF THE DOOR, OTHER EXTENDIOR DOORS HAVE MAYER A MANIMAM (2) THE STEED OF A HIS 185 TO DEED LANDING, ALL SHCHLIGHTS DOORS HAVE HAVE A MANIMAM HER OF THE BEST LINES FOR THE STEED OF THE STE

SAFETY GLAZING LOCATIONS PER 2018 IRC SECTION RSOB 4 RSOB AT SLAZING IN ALL FIXED AND OPERABLE PARES OF SHINGING, BUTCHS AND BI-FOLD

PLOCE OF MAKING SURFACE.
SLAZING IN AN INDIVIDUAL PIXED OR OFFICABLE PAIRL THAT HEETS ALL OF THE

THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN IT SQUARE PEET!

THE DESCRIPTION AND A PROPERTY PARKETS IN A PROPERTY THE RESERVED AND A PROPERTY OF A 250644

R508.45

HONDTRUCTURAL IN-TILL PARELS, RESANDLESS OF AREA OR HEIGHT ASO/E A
MALKING SURFACE.

SIALIS IN FALLS, SECLOSIFED OR FENCES CONTAINED OR FACING NOT TUBE,

SPAS, HEILPOOLS, SAMAS, STEAM FROOMS, BATTINGS, SHOWERS AND

OUTDOOR STRIMMING MOULS HEREE THE BOTTOM EXPOSED EDGE OF

SIALIS AREA OF THE CAMPAINE STRIMMING SURFACE OF

SIALIS FRETE THE BOTTOM EXPOSED EDGE OF THE SIALISHS IS LESS THAN 58

SICKES (FILL PRO ABOVE THE FLANC OF THE ADJACENT PHALISH SURFACE OF

STARROATS, LANDINGS BETTIGES FLIGHTS OF STAIRS AND RUMPS,

SIALIS FRETE THE DATION OF THE SOUTHON FOR STARROAT PEGGE THE

SIALIS THAN SO RICHES AROVE THE LANDINS AND RUTTEN SO

SIALIS THAN SO RICHES AROVE THE LANDINS AND RUTTEN SO

SIALIS THAN SO RICHES AROVE THE LANDINS AND RUTTEN SO R08-4.1 THICHES.

FOR EXCEPTIONS SEE IRC SECTION RSOB 4

FIREPLACES

MECHANICAL

GENERAL
SOLID FILE, BROWNE APPLIANCES INCLIDE AIRTIGHT STOVES, FRESTLACE STOVES, ROOM HEATERS,
FACTORY BULL TRESTLACES AND PRESTLACE HOSSITS. ALL SOLID FILE, BURNING APPLIANCES
SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 24 OF THE 2018 INTERNATIONAL RESIDENTIAL
COOP.

HEATING

EACH DYBLING URT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF HAINTAGING A

TEMPERATURE OF 69 DEBREES PARENDERT AT A HEBRY OF 60 THE OF THE FLOOR AND THE

FROM DETERBOR PAULES IN ALL MARTINGE ROOMS HER OUTSIDE THE OUTSIDE THE PROPERATURE STORY

IN ALL MARTINGE ROOMS HER OUTSIDE THE OUTSIDE THE PREPARATURE STORY

THE FROM DETERBOR PAULES OF THE PROVIDER STORY OF THE OUTSIDE THE PREPARATURE STORY

THE FROM DETERBOR PAULES OF THE PROVIDER STORY OF THE OUTSIDE THE PREPARATURE STORY

THE FROM DETERBOR PAULES OF THE PROVIDER STORY OF THE OUTSIDE THE PROPERATURE STORY

THE FROM DETERBOR PAULES OF THE PROVIDER OF THE PROVIDER STORY OF THE PROV

- ARE SURNING APPLIANCES LOCATED RETRIET THE BLUTHS STATLARD AVAILABLE SHALL DETAIN AIR FROM ATTROCKS. RETRIET IN THE REPORT AND THE SALE TH

ALL MARM AIR FURNACES SHALL BE LISTED AND LASELED BY AN APPROVED ASSIST AND INSTALLED FOR CHAPTER MI402 OF THE 2016 IRC.

NO PARM AIR RURHACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEACH OF BATHROOM, CLOSE OR IN ANY BUILDIED SPACE ATTH ACCESS ORLY THROUGH SUCH ROOM OR SPACE SUCETY INSECT YOR PURPACE, DELICIOSED PURPACE, MAD ELECTRIC HEATING

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 5" ALONG THE SIDES, BACK AND TOP.

LIQUETIED PETROLEM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASS-BH OR BINLAR LOCATION NESTE HEAVIER THAN AIR SHEED MIGHT COLLECT. APPLIANCES SO FRELED SHALL NOT DE INSTALLED IN AN ABOVE SHOPE SHOPE PLOOR SHALE OR BASINDEN HALDS SICK LOCATION IS PROVIDED WITH AN APPLIED FOR PROVIDED AND.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLANE CAPABLE OF IGNOTING PLANMAGLE VARIORS SHALL DE INSTALLED PIRTH THE PLOTTS AND EMPRISES OF REATING ELDERIES AND SWITCHES AT LEAST 16" ABOVE THE FLOOR.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE MALL, FLOOR OR CELLING SEPARATHIS A RESIDENCE (SECUR B. DIVISION S OCCUPANCY) FROM A GARAGE (SROUP M. DIVISION) COUCHMACY, REVOIDED SUCK DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL. HAVING A THICKNESS NOT LESS THAN OUR! TWO, 26 SALVANIZED SHEET GAUSE! AND HAVE NO

MARCH AIR PURVACE INSTALLATIONS IN ATTICS OR CRANL SPACES SHALL COMPLY WITH MI402 OF THE 2016 IRC.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM CONFLYING WITH CHAPTER IS OF THE 2016 INC.

EVERY PACTORY BUILT CHINEY, TYPE L. VERT, TYPE B 645 VENT OR TYPE BY 645 VENT SHALL BE HOTALLED IN ACCORDANCE WITH THE TEXNS OF ITS LISTING, MANERACTIBEDS INSTALLATION INSTRUCTIONS AND THE REGISTREPHENTS PER CHAPTER, TO OF THE 2016 INC.

A TYPE B OR BY SAS VENT SHALL TERMINATE FER CHAPTER 24 OF THE 2018 INC.

VENT CONNECTORS BHALL BE INSTALLED MITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMPET OR VENT IN SUCH A MARKER AS TO MAINTAIN THE CLEARANCE TO CONFESTIBLES PER SECTION MISSION OF THE 2016 MIC.

HEATING EQUIPMENT.
ALL HEATING BOURDANT SHALL MEET THE REQUIREMENTS OF THE 1901 NATIONAL APPLIANCE.

DUCTHORK

DICT SYSTEMS OR PACTORY BUILT AIR DICTS SHALL BE OF METAL AS SET FORTH BY TARLE DOCT BY THE BOAR PACIENT BULL THE DOCTS SHALL BE OF PETAL AS SET FORTH BY TABLE HOUSE, IN EACH SHALL BE ARTISHT FOR RECTANGLAR, FLAT, OVAL, AND ROLAD DUCT JOINTS AND SEARS SHALL BE ARTISHT FOR SECTION HISCALLATION OF DUCTS SHALL COMPLY PRIT SECTION HISCALATION OF DUCTS SHALL COMPLY PRIT SECTION HISCALATION SHALL BE INSTALL COMPLY PRIT SECTION HISCALATION SHALL BE INSTALLED IN ACCOMPANIED RITH SECTION HISCALATION SHALL BE INSTALLED IN ACCOMPANIED RITH SECTION HISCALATION SHALL BE INSTALLED IN ACCOMPANIED RITH SECTION HISCALATION.

PRIAL DUCT LEAKAGE APPIDAVIT IS TO BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO

WHOLE HOUSE VENTILATION

SPECIFICATIONS FROM THE 2018 IRC SECTION MISOT

SOURCE SPECIFIC VENTILATION REQUIREMENTS.

1. MIGHAN ENWART PAIN REQUIREMENTS.

A. BATHEROOM, LAMBRIES AND PRINCE ROOMS - 50 CPM & 0.25° N.G.

B. KITCHENG - 100 CPM & 0.25° N.G. (RANSE HOOD OR DOWN DRAFT ENWART PAN RATED AT MIR 100 CPM & 0.10" MG. MAY BE USED FOR EXHAUST FAN REQUIREMENTS.) EXHAUST DUCT REQUIREMENTS.

INSULATE TO R-4 MIN.) IN UNCONDITIONED SPACES

EQUIP WITH A BACK DRAFT DAMPER TERMINATE OUTSIDE THE BULDING

PRESCRIPTIVE REQUIREMENTS FOR OPTION I. INTERMITTENT PHOLE HOUSE VENTILATION USING ENABLES FAMES (RE-MISCISIA). OUTDOOR AS SHALL BE SUPPLIED TO ALL HABITABLE ROCKS AT FLOW RATTE SPECIFIED IN TABLE HEOTISSU ON THIS SHEET, USING THE FOLLOWING

ROOM CUTDOOR AIR INLETS SHALL COMPLY RITH THE POLLOWING.

HAVE CONTROLLABLE AND SECURE OPENING.

BE SLEEPED OR DESIMARE OF DAYS TO HAVE COMPROHISE THE THEMMAL PROPERTIES OF
THE WALL OR MINDOOM IN MINCH THEY ARE PLACED.

PROVIDED A MINCHAIN OF PLACED TO THE THERE AREA OF OPENING FOR BACH
MARTINELE SPACE.

PROVINGING SHALL BE MADE TO BEINE AIR PLACE BY THE INSTALLATION OF
DISTRIBUTION DOORS TRANSPORS, INSTALLATION OF GRALLES, MODERATTH'S DOORS A
MINIMAN OF BY ABOVE THE PRINTED PLACE COVERNING, OR SIMILAR READ.

MADLE HOUSE EXAMPLE PAIR SHALL. SE SIZED ACCORDING TO TABLE MISOTISM() ON THIS EMEET. SE PLOM RATED AT 0.25" M.S.

SOURD RATED AT LO SONES HAVIMM

PHOLE HOUSE EXHAUST PAN CONTROLS

PROJE FOURE ENHANT PAN CONTROLS.

BE CONTROLLED BY A 24-MONT CLOCK TIMER.

PROVIDE CAPABILITY OF CONTRICUE OFERATION, MANUAL AND AUTOMATIC CONTROL.

THE 24-MONT CLOCK THREE SHALL BE REVOLLY ACCESSIBLE.

AT THE TIME OF PINA. INSPECTION, THE AUTOMATIC CONTROL THEM SHALL BE BET TO

MINISTRUME FOR PINA. INSPECTION, THE AUTOMATIC CONTROL THEM SHALL BE BET TO

MINISTRUME FOR BUILDING.

A LABEL SHALL BE AFFURD TO THE CONTROL THAT READS WHOLE HOUSE VENTILATION

(DEE OFERATINE DESTRICTION BY.)

MAGLE HOUSE EXHAUST DUCTS.
SE INSULATED TO A MINIMAN R-4 IN UNCONDITIONED SPACES.
TEXNINATE OUTSIDE THE BUILDING.

IRC TABLE MISOTER() CONTINUOS PROLEHOUSE MECHANICAL VENTILATION SYSTEM AIRPLON RATE REQUIREMENTS

PLOOR AREA	HAMBER OF BEDROOMS					
(5Q, FT)	0-1	2-5	4-5	8-1	>7	
41500	50	-6	80	73	40	
1501 - 5000	45	60	73	40	108	
5001 - 4500	60	79	40	105	120	
4501 - 8000	75	**	NOTE:	120	135	
600 - TB00	40	1/25	120	105	80	
17500	100	120	196	50	165	

PLUMBING

GENERAL

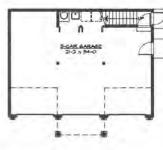
SELECTION.

WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE KALEJA. STANDARD AND BE LABELED AS SUCH. IN ADDITION ELECTRIC PRATER HEATERS INSTALLED IN HAPEATED SPACES SHALL BE FLACED ON AN INCOMPRESSIBLE SURFACE OR PLOOF. INDUATION OF R-NO.

WATER TANKS TO BE LABELED FOR NAZICA.







0 0 ONY SOFTE

5

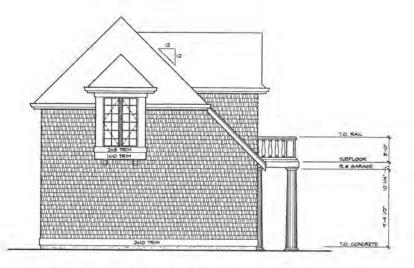
TO MAKE SERVICE C23003

PATVEN DESIGNS STRUCT PERCHAN VARIA NO FROM DO PROM DO PROM DE PROM DE PROM DE PROM DE

15-142-id AVENUE NE SULTE I. WOODINVILLE WA REDZE TOLL FREE 1 ANN BOA 948A FAC (475) 497-4645 WUONNERSTONEDESTGAS CO

CORNERSTONE

SD



TRIANGULAR GARLE 2ND BARGE -BLATE TO E SOCIENS O RAILING, INSTALL PER NEG. SPECIFICATIONS OVER IND PASCIA SEPLOOR ZKÉ DOOR TRIM COLLING INSTALL PER MFG. SPECIFICATIONS

LEFT ELEVATION

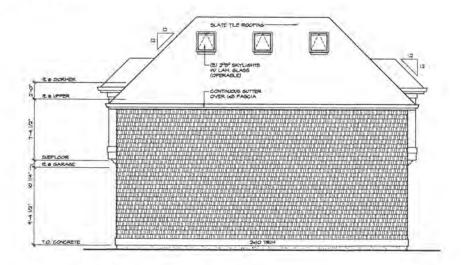
ELEVATION NOTES:

- VERIFY SHEAR WALL HAILING & HOLDOWNS FER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- 2 MASONRY & MOOD PRAME CHIMEYS ARE TO BE CONSTRUCTED FER IRC. CHAPTER IO
- S. GALK ALL EXTERIOR JOINTS & PENETRATIONS
- AT EXTERIOR HALL SINGLOTE FOR INC. R108.8
- 5 PROVIDE FLASHING AT ROOF PENETRATIONS PER IR.C. R405 2 4 R405 21
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR I SARASC-INTERIOR DOORS.
- 1. PROVIDE CONTINUOS SUTTERS I DOMEPOUTS & ALL EAVEN, TYP. A SEE SHEET I FOR ADDITIONAL HOTES.

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

60 BLUE INVESTMENTS PROPERTIES ON 755A3F 4 Z 0 005000 5° 040 TC 1993 0846 8° 0415 SMD 8/25/OI

TONY SOFER

4 5 C230032

18915-142-d AVDALE NE SUTTE II WOODINVILLE, WA 98072 TOLL FREE 1-886-846-9488 FAX (AZ) 487-5686 WWW.CORNERS TONEDESTENS CO

CÓRNERSTONE

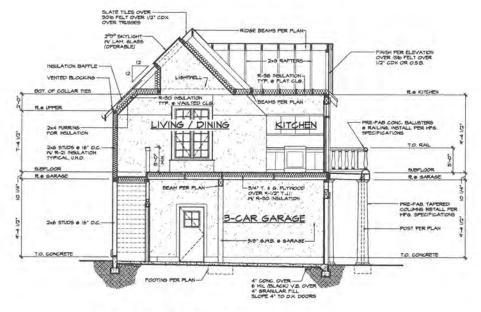
SD

Ö

A755A3F

Z

0



BUILDING SECTION 'A'

CORNERSTONE

Designer

Home

Family

Your

60 BLUE INVESTMENTS PROPERTIES

DEDOCTO STITL DATE
TO 1949
DELAND ST DATE
SMD S/28/01
PROLET MANAGER
TONY SOPPER
REVALD STE DATE
CY II/18/05

5/5

C230032

Project Name New Signage for Downtown Books

Property Location 34 South Main Street

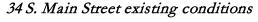
Zoning C-1 (Commercial District (Central Business)) and Historic

Downtown Preservation District

Owner/Applicant Ugo Benincasa / Paige Williams

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a projecting sign and door sign for Downtown Books at its new location at 34 South Main Street.





The proposed projecting sign is a 36" by 24", hand painted wooden sign featuring the business's logo on a white background and will be hung from the existing bracket. This is the same sign that was approved for the business's current location at 13 W. Nelson Street. It will not be illuminated. The proposed door sign will be an 18" by 18" logo decal on a white vinyl background and will be centered

Lexington, VA Historic Downtown Preservation District COA COA 2023-10 34 South Main Street New Signage

on the upper half of the entry door. Logo details and a mock-up of the proposal are included in the application.

ARB Considerations

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

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

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

(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

Staff Report Lexington, VA Historic Downtown Preservation District COA COA 2023-10 34 South Main Street New Signage

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.



Planning & Development Department

P.O. Box 922

300 East Washington Street Lexington, Virginia 24450

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant ¹	
Name: Jaige Williams	Phone: 540400-8184
Company: Downtown Boo	
	, Email: Downtown books lex
	Date: 4/5/23
Property Owner	
Name: UGO BENII	WCASA Phone: 540 4600375
Address: 30 S. MHIN S	Trettyph Email:
Owner's Signature:	Date: 4-5-23
Architect/Designer	
Name:	Phone:
Company:	Fax:

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.

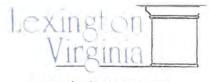
1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



Planning & Development Department

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

Proposal	Information ² (attach list of properties if request includes multiple properties)
Address (or lo	cation description): 34 S. Main ST. Levergton, UA
	Deed Book and Page #:
	Zoning (attach any existing conditions or proffers):
Acreage.	2011ing (attach any existing conditions of profilers).
Property Doin	g Business As: Dawntawn Books, UC
Historical Nan	ne of Building:
Approximate .	Age of Building: Applicant seeking Federal Tax Credit: Ves 💆 No
2. Any app	plication deemed incomplete by staff will not be accepted.
Alteratio	n 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
П	Samples of exterior materials and paint colors to be used
	W 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



www.lexingtonva.gov

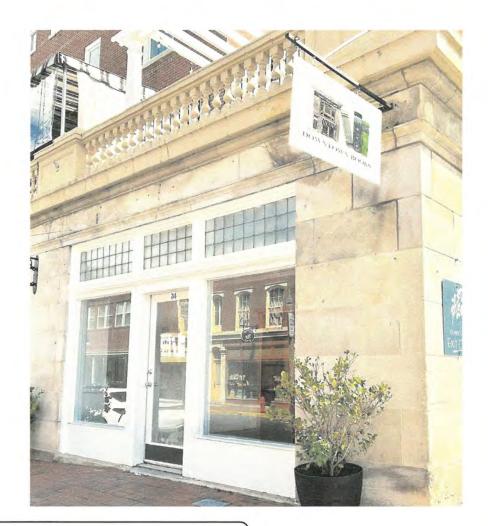
Planning & Development Department

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

Case Number: ARB-COA- 2023	
Date Received: 4/4/23	Received By: Kali
	Staff Review
☐ Applicant's project would mee	t all district requirements.
☐ Applicant fails to meet the dist	rict requirements.
Comments:	
Planning and Development Directo	or Date
	n by Architectural Review Board
Actio	
☐ Approved	
☐ Approved ☐ Denied	
☐ Approved ☐ Denied	

DOWNTOWN BOOKS

34 S MAIN STREET | LEXINGTON, VIRGINIA



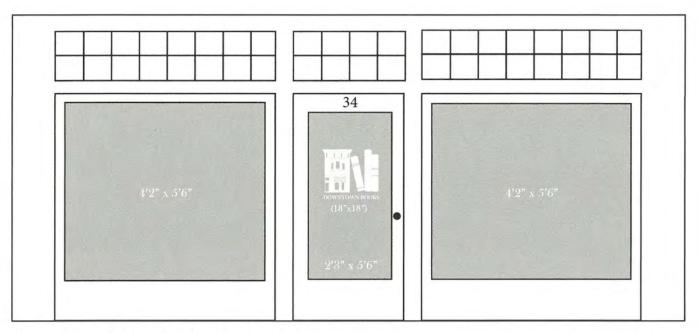


Hanging sign mounted on existing rod.

Re-using the sign from current location at 13 W Nelson Street.

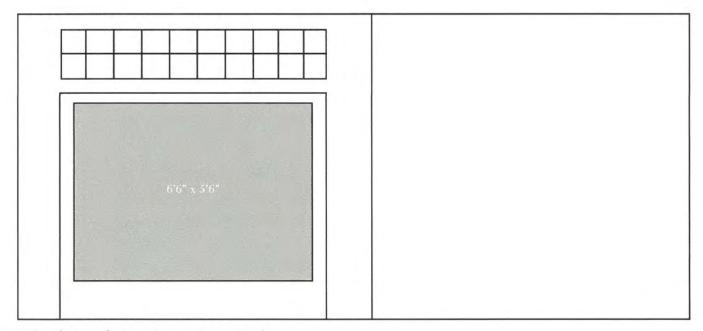
Outer dimensions are 24x36.

24"



Front of store, facing onto Main Street.

White logo decal will be centered on the upper half of the door, measuring 18"x18". Graphic not to scale.



Side of store, facing Corner Stone Bank. Graphic not to scale.

Lexington, VA Historic Downtown Preservation District COA COA 2023-11 7 North Jefferson Street Additional 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 additional exterior improvements at 7 North Jefferson Street.

7 North Jefferson Street existing conditions



The proposal is to enclose the residential entrance with a pier and metal gate and to install an additional exterior light fixture beside the residential entry door. The applicant proposes constructing a 42" tall, 24" wide block column (highlighted in yellow in the drawings included with the application), extending from the south end of the new stair tower toward Jefferson Street. The column will be covered in stucco to match the exterior finish approved for the rest of the stair tower addition. A custom fabricated metal gate, finished in black and matching the railings previously approved for the second floor porch, will be installed as shown in the attached architectural drawings (highlighted in blue). The

Lexington, VA Historic Downtown Preservation District COA COA 2023-11 7 North Jefferson Street Additional Exterior Improvements

proposed light fixture would match the American Gas Lamp Works Westmoreland style fixtures already approved for the rest of the building's exterior.

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant ¹
Name: PATRICK HENNIS Phone: 540 464 1133
Company: PHOENIX CONST CO LLC Fax:
Address: 328 W MIDLAND ML LEX Email: PCHONNER WASL. COM
Applicant's Signature: Date: $4/3/23$
Property Owner
Name: THOMAS LANGSTON Phone: 4129849414
Address: 7 NORTH GOGGENSON ST Email:
Owner's Signature: Date: 4 5 23
Architect/Designer
Name: BOB SIFELE Phone: BOY 344 0066
Company: BOB ARCHITECTUR Fax:
Address: 108 NOATH BAST ST, RICHMOND Email:
Administration 23219
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 XVIII 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.
 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 Information ² (attach list of properties if request includes multiple pro	perties)
Address (or location description): 7 NORTH STEFFENDER ST "A"	
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: 68 yrs Applicant seeking Federal Tax Credit: 4 Yes. 2. Any application deemed incomplete by staff will not be accepted.	s 🗖 No
Alteration Description (complete a City Sign Permit Application for sign alterat	ions)
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 was	alls
☐ 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 or and adjoining properties 	the public
Samples of exterior materials and paint colors to be used	
III. For NEW CONSTRUCTION, please provide the above attachments in addition to the follow	ing:
☐ 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 pattern and parking facilities 	circulation
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 their construction 	naterials of

Date



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: _____ Case Number: HD COA- 2023 - 11 Date Received: 4 6 23 Received By: ____ 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

Phoenix Construction LLC 328 West Midland Trail Suite A Lexington, VA 24450 (540) 464-1133 CBC, RBC #2705076196

4/3/2023

Regarding 7 North Jefferson Street

We would like to enclose the residential entrance with a pier and metal gate. The materials will be as follows; approx. 42" tall, 24" wide, block column covered in stucco matching other stucco. A custom fabricated metal gate, matching the 2nd floor porch railings, finished in black.

Thank you,

Pat Hennis

BUE GATE - METAL TO MATCH 2ND ROOM AND ALREADY ARRESTOD

YELLOW COMM - 5'+2'x2' W/STUCIO TO MATCH ALREADY APPROVED

LIGHT FOR DOOR - MATERIAS PORCUL LIGHTS
ALLEADY APPROVED.



