



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, May 18, 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. May 4, 2023 Minutes\*
4. NEW BUSINESS:
  - A. COA 2032-14: an application by Erin Cassilly for a Certificate of Appropriateness for the installation of several replacement windows in the second story apartment at 123 South Randolph Street, Tax Map #23-1-170, owned by 123 EC LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - B. COA 2023-15: an application by John Adamson for a Certificate of Appropriateness for the demolition of exterior elements at 35 N. Main Street, Tax Map #17-1-29, owned by Annie P, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - C. COA 2023-16: an application by John Adamson for a Certificate of Appropriateness for the demolition of exterior elements at 1 & 13-17 S. Main Street, Tax # 23-1-70 & #23-1-72A, owned by RAM-MAIN, LLC & Rockbridge Building, 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, May 4, 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  
 J. Taylor, Alternate A

**City Staff:**

Arne Glaeser, Planning Director  
 Kate Beard, Administrative Assistant

Absent: 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 approved unanimously as presented. (J. Goyette / C. Alexander)

**MINUTES:**

The minutes from the April 20, 2023 were unanimously approved as presented. (C. Alexander / E. Teaff)

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

None

**NEW BUSINESS:**

**A. COA 2023-13: 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 – Director Glaeser noted that, at its last meeting, the Board had requested additional information about this proposal, including a site plan. In order to address concerns voiced during that meeting, he visited the site to investigate how the proposed wall would impact the adjacent property, and he took additional photographs of that area of the property. He explained that the wall proposed to enclose the residential entrance would not extend beyond the front of the building and would not adversely impact access to the rear of the adjacent building, as could be seen in the photographs included in the staff report. Having made that determination, he told the applicant that a site plan would not be necessary. He also explained that the stairs included in the project did not require ADA compliance, as they only serve the residential portion of the building. The applicant provided the actual light fixture proposed for the pier beside the gate and it was passed around for the Board Members' inspection.

- 2) Applicant Statement – Directing the Board’s attention to the photographs, the applicant, Pat Hennis, stated the proposed wall would terminate at the bottom of the stairs. He explained that the back of the adjacent building is actually on the subject property, and the proposal included cleaning up the visible foundation on the rear of the adjacent building, to the right of the stairway. He said this would include digging underneath the foundation and shoring it up. He indicated the placement of the light fixture was shown on the drawing, but he did not yet have the actual addressing signage it was meant to illuminate. He explained the proposed enclosure wall would be a block wall, 28” across, with a block pier in the front, and would be stuccoed and painted to match the façade of that end of the building. It would sit very close to the wall of the adjacent building, hiding its exposed foundation as much as possible, as well as the downspout in the rear. He indicated that, from the street, what would be seen was the pier and the metal gate, which would match the metal railing approved for the second floor balcony. He said the pier would have a 2 ½ “ concrete cap. Responding to a question from R. LeBlanc, Mr. Hennis explained the wall and gate were intended to provide privacy to the residential entrance and to separate it from the commercial entrance. R. LeBlanc voiced concern about the addition of extra elements to what she viewed as an already cluttered project. J. Taylor remarked that she believed the proposed wall and gate would be farther back than what the eye is drawn to from the street. C. Alexander remarked that she believed it would blend in more with the adjacent building than the building it is intended to be a part of.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **E. Teaff moved to approve the work to the visible foundation of the adjacent building, as described by the applicant. J. Goyette seconded and the motion passed unanimously. (5-0)** R. LeBlanc asked if there were other gated entrances in the Downtown Historic District that were being referenced in the proposal. A. Glaeser noted gated residential entrances above Encore Salon off of Henry Street, and at 155 ½ S. Main Street. C. Alexander objected to the light fixture proposed for the pier and said she would prefer a metal fixture or a concealed light, housed in the cap. R. LeBlanc suggested the Board make a determination about the wall before discussing the light fixture. **J. Goyette moved to approve the wall as presented and C. Alexander provided the second. Board Members Alexander, Goyette and Taylor voted “aye,” Board Members LeBlanc and Teaff voted “nay,” and the motion passed. (3-2)** Following additional discussion contemplating a more appropriate lighting solution for the pier, **C. Alexander moved to deny the proposed light fixture and to allow the applicant to return with a new lighting proposal and addressing signage, to be reviewed together, with no additional fee. E. Teaff seconded and the motion passed unanimously. (5-0)** During the consideration of the proposed gate, the Board reviewed materials for the previously approved railing and a video of the subject property’s existing conditions taken by J. Taylor. **J. Goyette moved to approve the gate as presented and J. Taylor provided the second. Board Members Alexander, Goyette and Taylor voted “aye,” Board Members LeBlanc and Teaff voted “nay,” and the motion passed. (3-2)**

**B. COA 2023-12: an application by Tim Hickman for a Certificate of Appropriateness for exterior improvements and the construction of a new accessory building at 313 South Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.**

Chair LeBlanc reminded the Board that this application was also a return from the previous meeting during which the Board requested additional information, including a streetscape elevation

- 1) Staff Report – Director Glaeser said he would not go through all of the proposal’s details, but pointed out the new application included several elevation drawings, a survey, and a site plan showing the location of the proposed garage on the property, as well as the spec sheet for a different choice of garage door.
- 2) Applicant Statement – The applicant, Tim Hickman, and the property owners, Tori and Joey Bates were present to answer the Board’s questions.
- 3) Public Comment – None
- 4) Board Discussion & Decision – R. LeBlanc noted the Board’s duty, when approving a new structure or accessory structure, was to consider how the proposed structure would affect the streetscape and whether it would be in keeping with the character of the neighborhood. Ms. Bates offered that the goal was for the garage to match the house and look as though it had always been there. **C. Alexander moved to deny the application and E. Teaff provided the second.** R. LeBlanc called for discussion of the motion. C. Alexander said she felt the mass and scale of the proposed garage was so close to that of the adjoining and nearby residences as to appear to also be a primary structure, rather than an accessory structure. She likened it to a 2 ½ story home being added to a back yard and felt the massing was not appropriate for an ancillary structure. She noted the main residence is a landmark in both the neighborhood and Lexington and added that the proposed structure’s finishes, massing, proportions, placement, and features do not truly complement the existing house. J. Taylor objected to the garage’s proposed placement on a highly trafficked street and expressed concern that it would detract from the visual experience of the street. R. LeBlanc remarked that the garage was not only very big – comparable in size to the adjacent residence, but was also a different style than the traditional Queen Anne style of the primary residence. She noted that the homes lining White Street are relatively simple and are separated from the main residence on the subject property by a fairly large yard. She expressed concern about filling that space with such a large structure. She referenced the Board’s approval of the construction of a new house on the corner of McLaughlin and W. Nelson Streets, behind a large historic home, but pointed out that the approved structure is quite simple, having the appearance of an accessory structure, and is located in a neighborhood that includes commercial properties and the post office.

At Ms. Bates’ request, C. Alexander provided some additional clarification about how and why specific elements of the proposed garage were not in keeping with the primary residence. R. LeBlanc added that the size and style of the proposed garage would make it stand out and would change the nature of the street it is on. C. Alexander suggested that an architect could likely design a structure that would better complement the residence. Mr. Hickman asked for and received confirmation that any proposed garage of the size of the subject proposal would be unlikely to receive approval from the Board. Following discussion of alternate garage placements, sizes, and styles, J. Goyette asked if the Board

could provide any additional feedback to the property owners to give them a better sense of what might be approvable. Board Members Alexander and LeBlanc noted specific sections of the Historic District Design Guidelines and a number of other factors that could help to inform the design of an appropriate proposal. A. Glaeser explained to the property owners that the Board was tasked with reviewing the proposal based on the Design Guidelines, but was prohibited from actually recommending specific design details. He suggested the recorded audio from the meeting might be helpful to them in assessing how to move forward should they choose to pursue a redesign for the project. Chair LeBlanc called for a vote on **the motion to deny the application and the motion passed unanimously. (4-0)** J. Goyette abstained from the vote.

**OTHER BUSINESS:**

Director Glaeser reminded the Board that all meetings are recorded and available to the public through the City's website. He also offered a follow up to the inquiry from the previous meeting about the recently constructed stairway connecting Lee Avenue to the parking lot behind 115 W. Nelson Street. He indicated the property owner intended to paint the stairway once the students have left town for the summer and the traffic on the stairway is reduced.

**ADJOURN:**

The meeting adjourned at 6:10 p.m.

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R. LeBlanc, Chair, Architectural Review Board

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<b>Project Name</b>	Replacement Windows at 123 South Randolph Street
<b>Property Location</b>	123 South Randolph Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	123 EC, LLC / Erin Cassilly

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**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for the installation of several replacement windows in the rear second story apartment at 123 South Randolph Street.

*123 South Randolph Street existing conditions*



The applicant proposes replacing 7 second story windows with white, vinyl replacement windows from Atrium series 8300 to match the windows approved for the front of the building last year. The replacement windows were chosen to match the style of each existing window as follows:

1. Four double-hung, one lite over one lite window on the side of the building facing the library.
2. Two double-hung, 6 lite over 6 lite, and one double-hung, 6 lite over 9 lite windows on the side of the building facing the County administration building.

Lexington, VA Historic Downtown Preservation District COA  
COA 2023-14 – 123 S. Randolph Street Replacement Windows

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*Existing conditions – facing library*



*Existing conditions – facing County building*



**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-14 – 123 S. Randolph Street Replacement Windows**

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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:

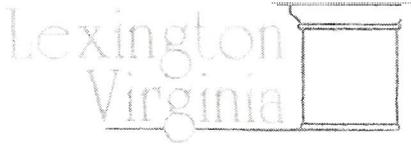
Section V.B Guidelines for Existing Buildings – Elements. Windows on pages V-2 -- V-4.)

<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 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

Applicant¹

Name: Erin Cassilly Phone: 443-994-6941

Company: 123EC LLC Fax:

Address: 1235 Randolph St Lexington VA Email: erinfarabaugh@gmail.com

Applicant's Signature: [Signature] Date: 5/1/23

Property Owner

Name: Erin Cassilly Phone: 443 9946941

Address: 136 Mooreland Blvd Lexington VA Email: erinfarabaugh@gmail.com

Owner's Signature: [Signature] Date: 5/1/23

Architect/Designer

Name: Tim Hickman (contractor) Phone:

Company: Rockbridge Home & Business Fax:

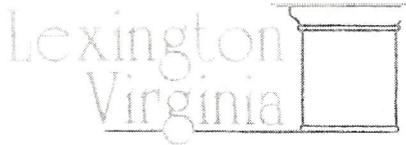
Address: Email: kim@rockbridgehb.com

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): 1235 Randolph St Lexington VA 24450

Tax Map: 23-1-170 Deed Book and Page #: 321 pg 12

Acreage: Zoning (attach any existing conditions or proffers): C1

Property Doing Business As: Apartment

Historical Name of Building:

Approximate Age of Building: 80 yrs Applicant seeking Federal Tax Credit: [ ] Yes [x] 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:

- [x] 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:

- [x] 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

5/1/2023

To whom it may concern,

I am applying for new windows on the back half of the upstairs of 123 S. Randolph St.

I wish to replace the windows with the same brand as the front half of the building that were replaced last year. Windows to be replaced will replicate the existing window styles.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Erin Cassilly', with a large, sweeping loop at the end.

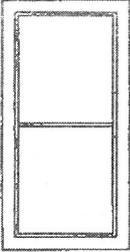
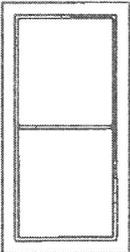
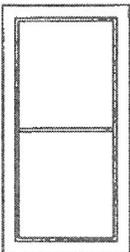
Erin Cassilly

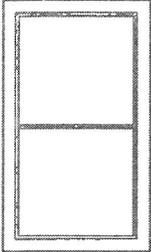
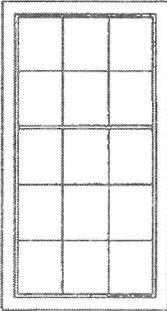
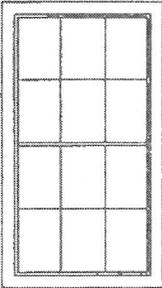
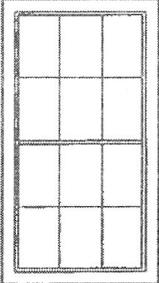
Quote Information - Quote 13643875 - Buyer

Company Name: LBM ADVANTAGE INC      Sales Order:  
 Purchase Order:                              Contractor: DENTIST OFFICE  
 Job Name: DENTIST OFFICE

Account: LB0015                              Account Name: SPENCER HOME CENTER (LEXINGTON VA)  
 Entered By: Jennie                              Status: Quote  
 Created On: April 11, 2023

All prices subject to change without notice

Line	Qty.	Description	Size	Cost		Customer	
			(W x H)	Unit	Ext.	Unit	E
1	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch (Opening Size: 28 W x 53 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>BACK HALL</b> 	27 3/4" x 53 1/2" ES	206.01	206.01	298.57	29
2	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch (Opening Size: 28 W x 53 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>BACK LIV ROOM</b> 	27 3/4" x 53 1/2" ES	206.01	206.01	298.57	29
3	1	Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch (Opening Size: 28 W x 53 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>SIDE</b> 	27 3/4" x 53 1/2" ES	206.01	206.01	298.57	29

4	1	<p>Repl Series 8300 Double Hung - White - Clear - Standard Low-E - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch</p> <p>(Opening Size: 32 W x 53 5/8 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.29 <b>SIDE</b></p> 	31 3/4" x 53 3/8" ES	206.01	206.01	298.57	29
5	1	<p>Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-2Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Cottage - Night Latch</p> <p>(Opening Size: 35 3/8 W x 65 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>BED</b></p> 	35 1/8" x 65 1/2" ES	263.64	263.64	382.09	38
6	1	<p>Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-1Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch</p> <p>(Opening Size: 34 1/4 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>BED</b></p> 	34" x 61 1/2" ES	232.20	232.20	336.52	33
7	1	<p>Repl Series 8300 Double Hung - White - Clear - Standard Low-E - 5/8 Colonial - 1Hx2V-1Hx2V (White) - E Full Screen - Standard Mesh - 2 Locks (White) - Night Latch</p> <p>(Opening Size: 34 W x 61 3/4 H) - DP35: Size Tested 36" x 74" - U Factor: 0.34, SHGC: 0.26 <b>BACK BED</b></p> 	33 3/4" x 61 1/2" ES	232.20	232.20	336.52	33



Line 1      Line 2



Line 3

Line 4



line 6

line 5

line 7

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-15 35 N. Main Street Demolition of Exterior Elements**

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<b>Project Name</b>	Demolition of exterior elements at 35 N. Main Street
<b>Property Location</b>	35 North Main Street
<b>Zoning</b>	C-1 Commercial/ Historic District
<b>Owner/Applicant</b>	Annie P, LLC/John Adamson

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### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for the demolition of exterior elements at 35 N. Main Street. The applicant is requesting to remove the green patio roof covering and the green awning structure over the side door on the south side of the building. Both elements are visible from Main Street, and the patio covering is also visible from Randolph Street. The elements are non-historic and in poor repair, and the owner intends to replace them both in the near future. Removal of the elements would aid the design process.

#### *35 North Main Street existing conditions*



Staff Report  
Lexington, VA Historic Downtown Preservation District COA  
COA 2023-15 35 N. Main Street Demolition of Exterior Elements



**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-15 35 N. Main Street Demolition of Exterior Elements**

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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.

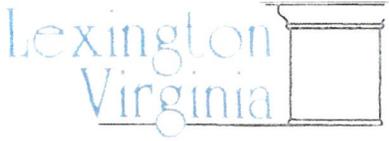
(Section XV. Moving & Demolition beginning on page XV-1).

<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 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.

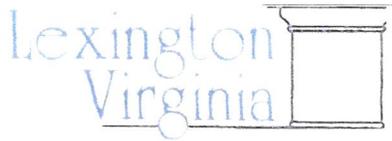


www.lexingtonva.gov

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

<b>Applicant<sup>1</sup></b>	
Name: <u>John Adamson</u>	Phone: <u>804 750 9914 ext 2</u>
Company: <u>Annie P, LLC</u>	Fax: _____
Address: _____	Email: _____
Applicant's Signature: <u>John Adamson</u>	Date: <u>5/5/23</u>
<b>Property Owner</b>	
Name: <u>Annie P, LLC</u>	Phone: <u>804 338-1087</u>
Address: <u>11 N. Main Lee</u>	Email: _____
Owner's Signature: <u>Ann Parker Goodwald by JWA</u>	Date: <u>5/8/23</u>
<b>Architect/Designer</b>	
Name: <u>Jay Hugo</u>	Phone: _____
Company: <u>3 North Architects</u>	Fax: _____
Address: _____	Email: _____
<b>Administration</b>	
<p>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.</p> <p>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.</p>	
<p>1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.</p>	



www.lexingtonva.gov

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

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

Address (or location description): 35 N. Main St. Lex

Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_

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

Property Doing Business As: The Georges - Livery

Historical Name of Building: Livery Bldg

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

May 5, 2023

City of Lexington  
Planning Commission - COA  
35 North Main Street

RE: COA Submittal for 35 North Main Street  
DBA – The Georges - Livery Building

Narrative of Action Items:

This is part one of a two-part submission. We are asking to remove a green patio roof covering and the green structure over the side door. Both are non-historic and in poor condition. These structures are on the south side of the building and visible from Main Street down an alley. It is the owner's intention to replace these structures within a year and hopefully much sooner. The design is currently in process with an architect and having these structures removed would aid them in their final design efforts.

Thank you for your consideration and understanding of the two-part process.



Respectfully submitted,  
John Adamson

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-16 1 & 13-17 S. Main Street Demolition of Exterior Elements**

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<b>Project Name</b>	Demolition of exterior elements at 1 & 13-17 S. Main Street
<b>Property Location</b>	35 North Main Street
<b>Zoning</b>	C-1 Commercial/ Historic District
<b>Owner/Applicant</b>	RAM-MAIN, LLC & Rockbridge Building, LLC/John Adamson

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### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for the demolition of exterior elements at 1 and 13-17 S. Main Street. The applicant is requesting to remove a single-story cinderblock structure at the rear of the Grand Building at 1 S. Main Street, as well as an electrical and HVAC enclosure and single-story addition on stilts at the rear of the Rockbridge Building at 13-17 S. Main Street. These elements are on the east side of the McCrum's parking lot and are visible from Jefferson Street. The owner intends to add an architecturally sensitive addition to the rear of the buildings in the near future and removal of the elements would aid the design process.

#### *Existing conditions at the rear of the Grand and Rockbridge Buildings*



Lexington, VA Historic Downtown Preservation District COA  
COA 2023-16 1 & 13-17 S. Main Street Demolition of Exterior Elements



### **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 2023-16 1 & 13-17 S. Main Street Demolition of Exterior Elements**

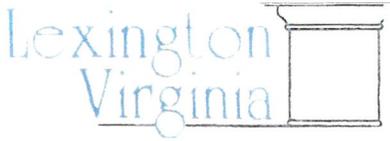
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3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, 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.  
(Section XV. Moving & Demolition beginning on page XV-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 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.



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Lexington, Virginia 24450  
Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

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

Name: John Adamson Phone: 804 750 9914 ext. 2  
Company: ADC Fax: \_\_\_\_\_  
Address: 9301 River Rd Richmond, Va. 23229 Email: \_\_\_\_\_  
Applicant's Signature: John Adamson Date: 5/5/23

### Property Owner

Name: Rockbridge Buildy, LLC Phone: above  
Address: 9301 River Rd Richmond, Va. 23229 Email: john@adamsondevelopment.com  
Owner's Signature: John Adamson Date: 5/5/23

### Architect/Designer

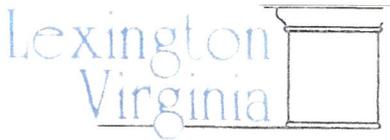
Name: Glave and Homes Phone: \_\_\_\_\_  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

### 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.



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300 East Washington Street
Lexington, Virginia 24450
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Proposal Information^2 (attach list of properties if request includes multiple properties)

Address (or location description): 13-17 S. Main Street

Tax Map: Deed Book and Page #:

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

Property Doing Business As:

Historical Name of Building: Rockbridge Building + Grand Furniture

Approximate Age of Building: Applicant seeking Federal Tax Credit: [X] 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:

- [X] Remodeling or renovation of the exterior of a building
[ ] Total restoration of the exterior of a building
[X] Removal of any architectural element
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[ ] Construction of a new building (complete Part III)
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May 5, 2023

City of Lexington  
Planning Commission - COA  
Rockbridge Building – 1 South Main Street

RE: COA Submittal for 1 South Main Street  
Rockbridge Building

Narrative of Action Items:

This is part one of a two-part submission. We are asking to remove a single-story cinderblock structure from the rear of 1 South Main Street. Additionally, we are asking to remove an electrical and HVAC enclosure, as well as a single-story addition on stilts. These structures are on the west side (parking lot) and visible from Jefferson Street. It is the owner's intention to add an architecturally sensitive addition to the rear of these buildings within the year and hopefully sooner. An architect is currently working on the design and having these structures removed would aid them in their final design efforts.

Thank you for your consideration and understanding of this two-part submission process.



Respectfully submitted,  
John Adamson