



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, August 3, 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. July 20, 2023 Minutes\*
4. NEW BUSINESS:
  - A. **COA 2023-23: an application by Scott Crumley for a Certificate of Appropriateness for exterior improvements and painting at 35 N. Main Street, Tax Map # 17-1-29, owned by AnnieP, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - B. **COA 2023-24: an application by Chy Clark for a Certificate of Appropriateness for the demolition of an existing building at 201 N. Randolph Street, Tax Map #17-1-143, owned by Chy Clark.**
    - 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, July 20, 2023 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: C. Alexander, Chair  
A. Bartenstein, Vice-Chair  
J. Goyette  
J. Taylor, Alternate A

**City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: I. Small  
B. Crawford, Alternate B

**CALL TO ORDER:**

C. Alexander called the meeting to order at 5:00 p.m.

**AGENDA:**

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

**MINUTES:**

The minutes from the July 6, 2023 were unanimously approved as presented. (A. Bartenstein / C. Alexander)

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

None

**NEW BUSINESS:**

**A. COA 2023-21: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street, Tax Map #16-4-9A, owned by 2022Plus3, LLC.**

- 1) Staff Report – This was an application for approval of a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street. The applicant was seeking approval for a 6” concrete curb along the northeast wall of the building to control water flowing down the alley. The Board reviewed this proposal on July 6, 2023 and requested additional information. The applicant subsequently provided three dimensional drawings of the proposed curb which were included in the meeting packet.
- 2) Applicant Statement – C. Alexander thanked the applicant for the extra effort and remarked that the new drawings were very helpful and insured a common understanding of the proposal. She asked if the entire curb/walkway would be poured concrete. Applicant, Pat Hennis confirmed that was the case. A. Bartenstein suggested raising the grade of the grassed area closer to the edge of the lowest concrete pad.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve application COA 2023-21 as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)** Property

owner, Thomas Langston, provided a sample mailbox with street number he had purchased for the property for the Board to consider. He indicated the residential mailbox would be centered on the recently approved block column. **A. Bartenstein moved to approve the residential mailbox as presented. J. Goyette seconded and the motion passed. (3-1)** Mr. Langston said an identical mailbox would be installed for the commercial space and would likely be located near the commercial entrance. C. Alexander remarked that it seemed excessively large. J. Taylor said she did not think it was too large in relation to the overall size of the building. There was additional discussion about the precise placement of the mailbox. **A. Bartenstein moved to approve the commercial mailbox as presented and to give the applicant flexibility in its placement. J. Goyette seconded and the motion passed unanimously. (4-0)**

**B. COA 2023-22: an application by Tim Hickman for a Certificate of Appropriateness for the construction of a new detached garage at 313 S. Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.**

*A. Bartenstein recused himself from discussion of this application due to its proximity to his property.*

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness for the construction of a new detached garage at 313 S. Jefferson Street. The garage was proposed to be 27 feet wide by 39 feet deep with an LP SmartSide cedar texture shake and Koni brick veneer exterior. The shake and veneer were to be painted Benjamin Moore Butter (BM 2023-60) and the trim details were to be painted Benjamin Moore Simply White (BM 2143-70) to match the house. The metal pan roofing material was chosen to match the color and pan width of the weathered copper roof of the main house. A. Glaeser directed the Board’s attention to the application materials which included a site plan, elevation drawings and detailed information about the specific windows, doors, fixtures, etc. proposed for the project. He said he found the proposal to meet the zoning criteria and added that the design seemed to him to speak to the concerns voiced by the Board during the review of an earlier garage design proposal.
- 2) Applicant Statement – Applicant, Tim Hickman, property owner, Tori Bates, and architect Aurora McClain were present to answer the Board’s questions. Board members Alexander and Goyette thanked them for the thorough and helpful application package. C. Alexander asked for clarification about the color of the metal proposed for the roof of the garage. Ms. McClain said the Medium Bronze color was the Englert standing seam metal roofing stock color that most closely resembled the roof of the main house. She confirmed it was the material intended for all roofing on the garage. Responding to a question from J. Taylor about the height of the structure, Ms. McClain stated it was 19’ - 6” to the peak of the roof and 11’ – 6” to the soffit of the roof. For comparison, the soffit of the main house is about 14’ and the soffit of the neighboring house is 20’ – 6”. C. Alexander praised the design’s proportions and roof pitch saying it spoke to the main house. J. Taylor agreed saying this design the house aesthetically far better than the earlier proposal and its size was more in keeping with its status as an accessory building. J. Goyette said she thought it would be a great improvement.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve application COA 2023-22 as presented. C. Alexander seconded and the motion passed unanimously. (3-0)**

**OTHER BUSINESS:**

A. Glaeser reported there was one application scheduled for the August 3<sup>rd</sup> meeting.

There was discussion of the Planning Commission's recent consideration of an entrance corridor certificate of appropriateness for Washington & Lee University's new Williams School expansion building on West Washington Street and whether it would be appropriate for the Architectural Review Board to comment as a body on the aesthetics of the design. Following discussion which touched on how that property why the application was not reviewed by the ARB, the differences between the City's design guidelines for the historic districts and the entrance corridor, and the existence of University design guidelines that are only applied to historic University buildings, there was general agreement that any comment on the design should be made as an individual rather than by the Board as an entity.

**ADJOURN:**

The meeting adjourned at 5:28 p.m. (J. Goyette / A. Bartenstein)

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C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-23 35 N. Main Street Exterior Improvements**

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<b>Project Name</b>	Exterior improvements 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/Scott Crumley

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### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and painting at 35 N. Main Street. The application proposes exterior improvements only to the one story addition at the rear of the building. The applicant is requesting to install 6 new steel glazing entrance systems along the south wall of the building. Three of the existing openings will be enlarged and infilled with new steel and glass entrance doors to help harmonize the façade. The existing guest room entrance door/glazing will be replaced with a matching steel and glass system and a new fabric awning with embroidered signage and satin copper pole supports. Similarly, the new entrance to the event venue will include a fabric awning with embroidered signage. The steel glazing systems and awning fabric will be off-black in color, and the embroidered signage on the front of the awnings will be Dix Blue. Adjacent to the new entrances, wall mounted gas lanterns will be installed in a style to match existing lanterns. The existing southwest brick façade will be cleaned, repointed, and painted Farrow and Ball Pavilion Gray.

The applicant intends to remove the existing brick knee wall surrounding the existing patio and a new continuous bluestone patio is to be installed. A granite cobblestone band is to be installed along the edge where the patio meets the asphalt drive. Additional details can be found on the graphics included in the application materials.

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



Staff Report  
Lexington, VA Historic Downtown Preservation District COA  
COA 2023-23 35 N. Main Street Exterior Improvements

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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.

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-23 35 N. Main Street Exterior Improvements**

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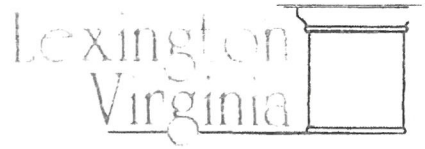
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, 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 VI. Existing Buildings – Materials. B: Masonry on page VI-4,  
Section VII. New Construction & Additions beginning on page VII-11, and  
Section VIII. Awnings, Canopies & Marquees. on page VIII-I).  
<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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Planning & Development Department  
300 East Washington Street  
Lexington, Virginia 24450  
Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

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

Name: SCOTT CRUMLEY Phone: 757.477.5191  
Company: CRUMLEY GROUP INC Fax: 757.422-2798  
Address: 1728 VA BEACH BLVD Email: SCRUMLEY@CRUMLEY.COM  
SUITE 106 VA BEACH VA 23954  
Applicant's Signature: [Signature] Date: 7/19/2023

### Property Owner

Name: ANNIE P LLC Phone: 804 338 1087  
Address: 35 N. MAIN ST. Email: APGOTTWAUD@ICLOUD.COM  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Architect/Designer

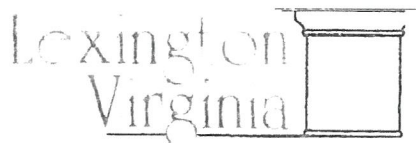
Name: JEREMY MALONEY Phone: 757.839 3095  
Company: ALTRUISTIC DESIGN Fax: \_\_\_\_\_  
Address: 3330 PACIFIC AVENUE Email: JMALONEY@ALTRUISTICDESIGN.COM  
VA BEACH VA 23954

### 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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 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.

Tax Map: 17-1-29 Deed Book and Page #: \_\_\_\_\_

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

Property Doing Business As: THE GEORGES

Historical Name of Building: \_\_\_\_\_

Approximate Age of Building: 1887 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

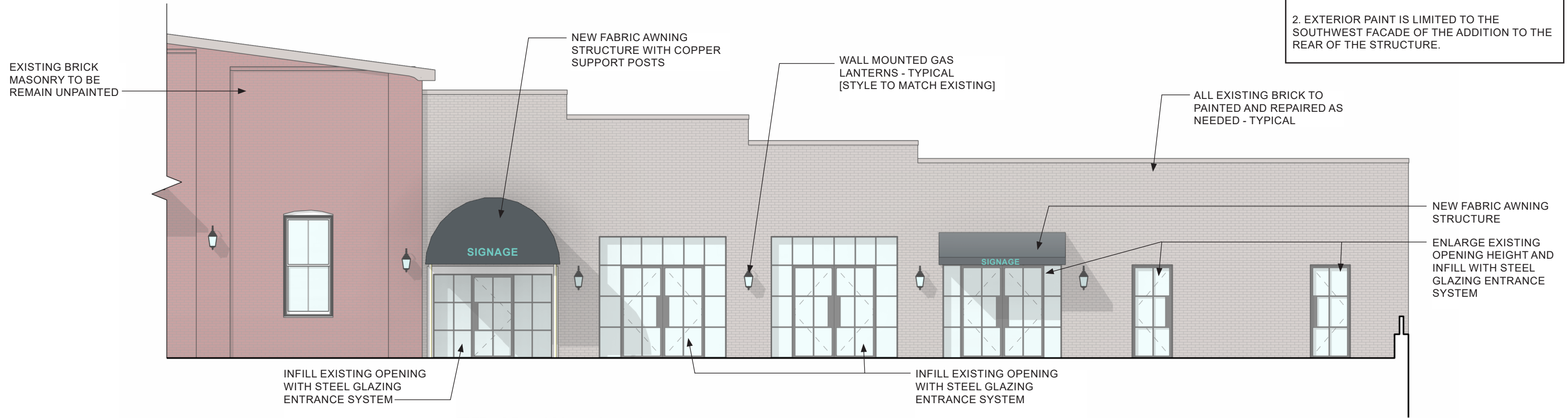
Renovations for the new Sheridan Livery Event Venue include the opening of existing windows and doors for the installation of new steel and glass doors; similar to those seen at the Patton Room at the Georges. Three of the existing openings will be enlarged and infilled with new steel and glass entrance doors to help create harmonize the façade. The existing guest room entrance door/glazing will be replaced with a matching steel and glass system and a new off-black fabric awning with embroidered signage and satin copper pole supports. Similarly, the new entrance to the event venue will include a new off-black fabric awning with embroidered signage. The existing southwest brick façade will be cleaned, repointed, and painted per the ARB submission graphics. Adjacent to the new entrances, wall mounted gas lanterns will be installed in a style to match existing lanterns.

The low brick masonry wall surrounding the existing patio is to be removed and a new continuous bluestone patio is to be installed. A granite cobblestone band is to be installed along the edge where the patio meets the asphalt edge.



GENERAL NOTES: 13

1. EXTERIOR BRICK TO BE CLEANED AND REPOINTED AS REQUIRED PRIOR TO REPAINTING.
2. EXTERIOR PAINT IS LIMITED TO THE SOUTHWEST FACADE OF THE ADDITION TO THE REAR OF THE STRUCTURE.



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



MATERIAL KEY #A

FARROW AND BALL PAVILION GRAY

- FIELD BRICK COLOR [REAR ADDITION ONLY SOUTHWEST FACADE - PAINT TO START/ STOP AT BUILDING TRANSITION AND OUTSIDE BUILDING CORNER]



MATERIAL KEY #B

FARROW AND BALL DIX BLUE NO.82

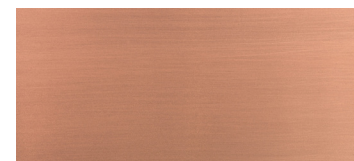
- EMBROIDERED SIGNAGE AT FRONT FABRIC CANOPY



MATERIAL KEY #C

FARROW AND BALL OFF-BLACK NO.57

- STEEL GLAZING SYSTEM  
- STEEL JAMB CLOSURE  
- EXTERIOR LIGHT FIXTURES  
- FABRIC FOR FRONT CANOPY



MATERIAL KEY #D

SATIN COPPER

- SUPPORT POSTS FOR THE NEW FRONT FABRIC CANOPY



FABRIC AWNING/CANOPY REFERENCE IMAGE

**EXTERIOR PAINT LEGEND**

**REFERENCE IMAGES**



LEXINGTON ARCHITECTURAL REVIEW BOARD SUBMITTAL FOR  
**THE SHERIDAN LIVERY EVENT VENUE**  
 35 N MAIN STREET, LEXINGTON, VA 24450

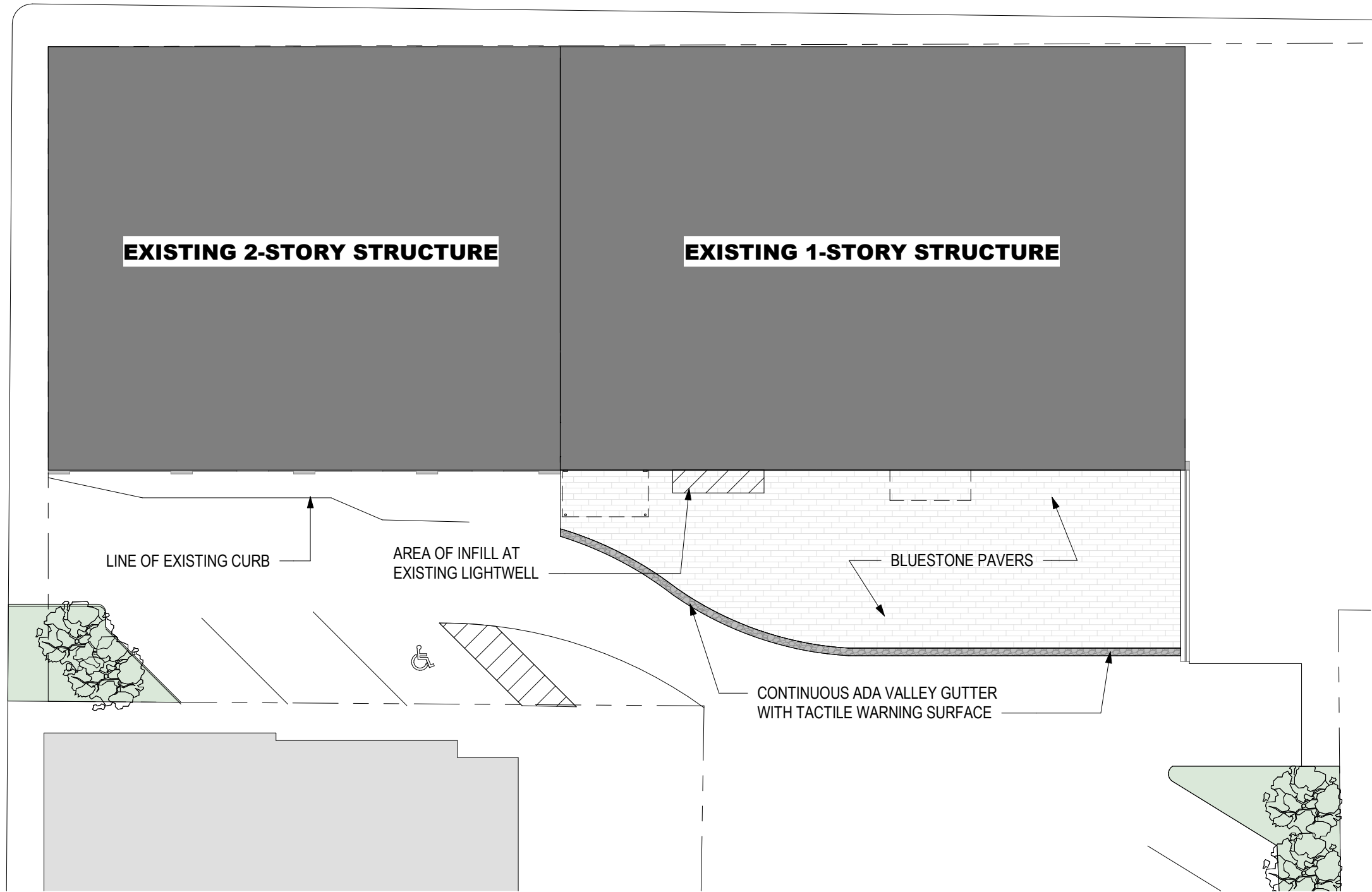
**A102**  
 FRONT ELEVATION AND 3D VIEW

JULY 24, 2023



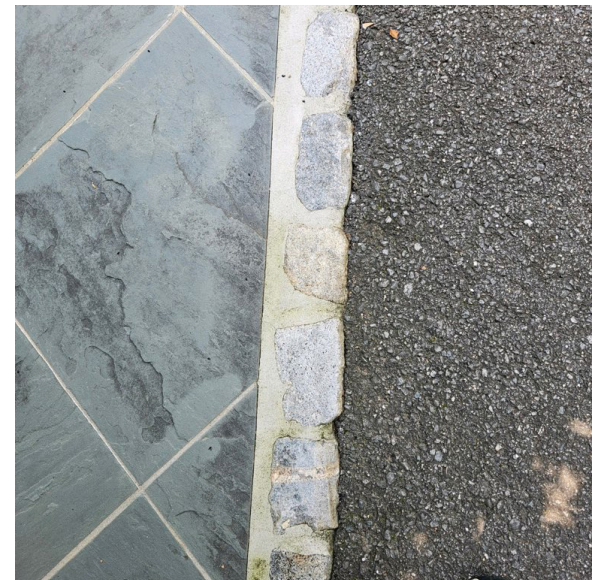
# EAST HENRY STREET

# NORTH MAIN STREET



MATERIAL KEY #A

NATURAL CLEFT BLUESTONE



MATERIAL KEY #B

GRANITE COBBLESTONE TRANSITION STRIP AT ASPHALT TO BLUESTONE INTERSECTION

## SITE PLAN DIAGRAM

SCALE: N.T.S.

## REFERENCE IMAGES



LEXINGTON ARCHITECTURAL REVIEW BOARD SUBMITTAL FOR  
**THE SHERIDAN LIVERY EVENT VENUE**  
 35 N MAIN STREET, LEXINGTON, VA 24450

**A103**  
 SITE PLAN DIAGRAM

JULY 24, 2023



<b>Project Name</b>	Building Demolition
<b>Property Location</b>	201 N. Randolph Street
<b>Zoning</b>	R-1 (General Residential) and Residential Historic Districts
<b>Owner/Applicant</b>	Chy Clark / Chy Clark

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### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for the demolition of the existing building on 201 N. Randolph Street.

*photograph of 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 420-9.10. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA) for demolition:

- A. The loss of the building will be adverse to the district or to the public interest by virtue of its uniqueness or its architectural or historic significance.
- B. The demolition, moving or razing will have an adverse effect on the character and surrounding environment of the district.
- C. The historic, archaeological, or architectural value of a structure and its contribution to the historic value of the surrounding area.
- D. The building is of such significance that it would qualify on its own merit for designation as a state or local historic building or for listing in the landmarks registry, or
- E. The building is of such old and uncommon design, texture and/or material that it could be reproduced only with great difficulty and/or expense.
- F. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:

Section XIII: Guidelines for Archaeology on page XIII-I,

Section XIV: Guidelines for Vacant Buildings on page XIV-I,

and Section XV: Guidelines for Relocating & Demolishing Historic Buildings on page XV-I)

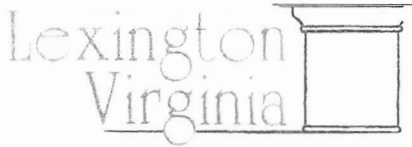
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

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 recommends in favor of the proposed demolition due to the significant damage caused by the fire, by the efforts to extinguish the fire, and by further deterioration over the past seven and a half years.





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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

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

Name: Chy Clark Phone: 540-570-7158

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

Address: 74 Furrs Mill Rd. Email: \_\_\_\_\_

Applicant's Signature: Chy Clark Date: 7/18/23

### Property Owner

Name: Chy Clark Phone: \_\_\_\_\_

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

Owner's Signature: Chy Clark Date: 7/18/23

### Architect/Designer

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

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

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

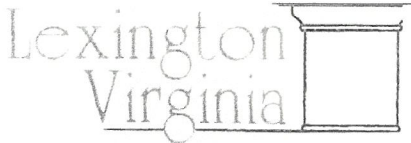
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1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.





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

Address (or location description): 201 N. Randolph St.

Tax Map: 17-1-143 Deed Book and Page #: \_\_\_\_\_

Acreage: .42 Zoning (attach any existing conditions or proffers): \_\_\_\_\_

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

Historical Name of Building: Sheridan House

Approximate Age of Building: 130 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)

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- Scale drawings of the improvements
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- 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

**From:** [Arne Glaeser](#)  
**To:** [Kate Beard](#)  
**Subject:** FW: Some info for the meeting  
**Date:** Friday, July 28, 2023 9:11:05 AM

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fyi

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**From:** Chy Clark [mailto:chy@cityandcountyrealestate.com]  
**Sent:** Friday, July 28, 2023 6:58 AM  
**To:** Arne Glaeser <aglaser@lexingtonva.gov>  
**Subject:** Some info for the meeting

Hi Arne,

I'm not sure how much this will help but here you go.

Thanks

Since the late 1980s my family has been rehabilitating homes, with a lot of them being in the Diamond Hill area. We have always tried to fix them and have been adding value to the neighborhood for decades. In all of that time, we have never torn one home down. Unfortunately, this home is way beyond repair and is just not worth the money that is needed to turn it back into a single family home.

With that said, to make a point that the home values are declining due to 201 N Randolph. My assessment along with others, increased just last year and most of the houses that have sold in that area recently, are selling for record numbers.

Mayor Frank Friedman facilitated a meeting with Bruce Schweitzer, Heidi Schweitzer and myself. With them just inspecting the exterior, they both agree that the renovation of the home would be well over 1 million dollars and is not worth it.

I'm waiting on demolition quotes.

<https://www.wdbj7.com/content/news/Lexington-house-faces-demolition-after-fire-392807761.html>

Historic Lexington house gets reprieve

Salvage Dawgs: Season 7, episode 10 - The Sheridan House, Lexington, VA - Home of "Salvage Dawgs"

**Chy Clark**  
**City and County Real Estate**  
**(540)463-7400 (Office)**  
**(540)570-7158 (Mobile)**  
[Chy@cityandcountyrealestate.com](mailto:Chy@cityandcountyrealestate.com)