



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, December 18, 2025 at 5:00 P.M.
Second Floor Conference Room, Interim Lexington City Hall
539 E. Nelson Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. December 4, 2025 Minutes*
4. NEW BUSINESS:
 - A. Discussion and review of 2025 ARB Annual Report*.**
 - B. Discussion: Draft Historic Resources Chapter of the Lexington Comprehensive Plan Continued.**
 - 1) Staff Comments*
 - 2) Public Comment
 - 3) Board Discussion
5. OTHER BUSINESS
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, December 4, 2025 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Ian Small (Chair Sub)
Arthur Bartenstein
Michael Perry, Alternate A
Barbara Crawford, Alternate B
Julie Goyette
Caroline Alexander

City Staff:

Arne Glaeser, Planning Director
Brinsley Leadbetter, Administrative Specialist

Absent: Jessie Taylor, Chair

CALL TO ORDER:

I. Small filled in for chair J. Taylor and called the meeting to order at 5:00 p.m.

AGENDA:

The agenda was unanimously approved as presented. (C. Alexander/ M. Perry)

MINUTES:

A. Bartenstein noted a correction to the minutes when discussing the proposed carport. He suggested a change to the language in noting that there could be a transition such as a unit paver between the asphalt and concrete rather than bring the concrete out to the road.

The November 20, 2025 meeting minutes were unanimously approved as amended. (A. Bartenstein/ M. Perry)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2025-32: an application by A. Thagne Schreyer for approval of a Certificate of Appropriateness for a new sign at 2 S. Randolph Street, Tax Map #23-12-7, owned by Rockbridge Historical Society.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign for Schreyerhof Studio, LLC. at 2 S. Randolph St. The applicant is requesting a wall sign to be installed to the left of the entry door, and the wall sign will be 1 square foot in size. A one inch thick billet of high sheen brass will have “Schreyerhof Studio Architect” cut out in Neutraface typeface and the negative space will be open to the brick wall behind the sign. One-half inch studs will keep the sign proud of the wall. The sign will not be illuminated.
- 2) Applicant Statement – The applicant, A. Thagne Schreyer was available to respond to questions.

- 3) Public Comment – None.
- 4) Board Discussion & Decision –J. Goyette recused herself because she is on the Rockbridge Historical Society Board, which is the owner of the property. The Board agreed that the sign looked great with a quality design and contemporary feel. **C. Alexander moved to approve HD COA 2025-32 as presented. M. Perry seconded, and the motion passed unanimously. (5-0)**

B. Discussion and review of 2025 ARB Annual Report*.

- 1) Staff Report – A. Glaeser opened the discussion with a brief overview of the 2025 ARB annual report draft. He noted that J. Taylor would present this to City Council at their first meeting in January. He then asked the ARB to review this document and provide feedback.
- 2) Public Comment – None.
- 3) Board Discussion and Decision – C. Alexander noted a correction to the language and the Board provided numerous comments on how to best word the Annual Report summary. They suggested adding CLG training as well as mentioning how the ARB can expand their contributions beyond the current scope of purview. The Board wanted it to be stated that they have spent considerable time reviewing the Historic Resources chapter of the Comprehensive Plan and identified new strategies to promote and protect historic resources for the City of Lexington. B. Crawford stated how it would be valuable to once a year, educate City Council on who the ARB is and what they do. The Board mostly agreed that establishing a City guideline aesthetic could be helpful in preserving the overall character of the City.

C. Discussion: Draft Historic Resources Chapter of the Lexington Comprehensive Plan Continued.

- 1) Staff Comments – A. Glaeser opened this discussion by giving a brief overview of the corrections the Board suggested at the previous meeting. He asked the Board to consider what language they would like to use for a new strategy which would cover how to expand their purview.
- 2) Public Comment – None.
- 3) Board Discussion – After lengthy discussion the Board decided to combine some of the language they drafted from their October 16th meeting. They decided on 3 new strategies. The first being, promote development of a Residential Pattern Book for the City of Lexington as a design aid for new construction and renovation of residential building with the intention to instill pride in homeowners, and encourage them to preserve the unique character of their homes and neighborhoods. The second being, undertake a comprehensive inventory of historical and cultural properties and districts in the City and consider new historic districts where applicable. While also, soliciting neighborhood and stakeholder input in the inventory. Lastly, investigate strengthening preservation in the Residential Historic Neighborhood Conservation Districts to include renovations impacting exterior building elements and significant new additions by examining the City’s land use policies and ordinances affecting historic district resources to ensure that appropriate policies and ordinances exist that respect historic resources. A. Glaeser reminded the Board that they are making a recommendation that would go through the public hearing process and to Council for approval. The Board decided that with this suggested new language they would want to omit or combine some of the current

strategies because there seems to be redundancies. A. Bartenstein noted that there's more to the historic resources of the town beyond what's defined as a historic district. C. Alexander agreed, stating that the guidelines could apply to properties outside the district. M. Perry suggested having a City recognized historic building program where certain Lexington buildings could receive a plaque whether it's in the historic district or not, and the ARB would have purview over all of these. The Historic Lexington Foundation currently does some of this work. M. Perry suggested that as a City with many historic buildings it would be nice to have a formal inventory, including buildings outside the historic district. A. Glaeser noted that grant funding would be important for surveying districts and I. Small suggested that the Board should be sensitive to homeowners outside of the current historic district. B. Crawford also liked the idea of formal recognition of historic buildings by the City and not just the Historic Lexington Foundation.

The Board then moved the discussion back to the strategies and noted that by simply removing certain language, this did not mean the City would stop doing these things. The goals, objectives, and strategies are used as guidance in development. The Board decided to take out 4.1-4.3 for now and reshuffle them later. The new strategies that the Board had decided on would be added to section 3 because they fit the best in this value. 4.4 would be deleted. It was suggested to also put the actual titles above the icons in the values column to make them easier to decipher. Furthermore, 3.1 and 3.3 would be combined into one strategy. The Board decided to revisit these amendments and possibly reorganize some of the strategies at their next meeting on December 19th.

OTHER BUSINESS: J. Goyette moved to cancel the January 1, 2026 meeting. M Perry seconded, and the motion passed unanimously. (5-0)

ADJOURN:

The meeting was adjourned at 6:13 p.m. (J. Goyette / A. Bartenstein)

J. Taylor, Chair, Architectural Review Board

2025 Architectural Review Board Annual Report

Message from the Chair, **Jessie Taylor**

This report contains a summary of the accomplishments of the Lexington Architectural Review Board in 2025, including a listing of the Board's actions.

Reflecting back on 2025, the Architectural Review Board (ARB) held 17 regular meetings and reviewed 32 Certificates of Appropriateness. Those applications and the Board's decisions are listed in the attached table. Additionally, the Board a) received an update regarding the City's new program to incentivize fire suppression systems downtown to preserve historic buildings, b) reviewed a zoning ordinance amendment to allow internally illuminated canopy signs which was recommended against, and c) spent considerable time reviewing and commenting on the draft Historic Resources chapter of the Lexington Comprehensive Plan as part of the five year review of that Plan. New strategies to promote and protect historic resources in Lexington were identified and are recommended to be included in a revised Historic Resources chapter. Members also attended training opportunities required to retain the City's CLG status.

The Board is very proud of the Lexington, Virginia Historic District Design Guidelines and encourages the public to view this important resource at <https://www.lexingtonva.gov/home/showpublisheddocument/2534/638066045050770000>. The Design Guidelines provide the community with a better understanding of what should occur in the historic districts and make our decisions less subjective.

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

The Board welcomes new alternate member Michael Perry and thanks Charlie Hall for his tenure on the ARB. The Board would also like to thank City Council and the citizens of Lexington for allocating time and resources to the ARB. The community is always welcome to attend Architectural Review Board meetings, as everyone's participation enables us to represent the collective vision of the City's residents more accurately for our historic district. We also thank the City's Planning Staff for their professional assistance, welcome Brinsley Leadbetter, and recognize Kate Beard for her assistance.

Board Members

Jessie Taylor (<i>Chair</i>)	<i>Term: 2024-2027</i>
Ian Small (<i>Vice Chair</i>)	<i>Term: 2024-2028</i>
Caroline Alexander	<i>Term: 2023-2027</i>
Julie Goyette	<i>Term: 2022-2026</i>
Arthur Bartenstein	<i>Term: 2024-2028</i>
Michael Perry	(<i>Alternate A</i>) <i>Term: 2024-2028</i>
Barbara Crawford	(<i>Alternate B</i>) <i>Term: 2022-2026</i>

Planning Staff

Arne Glaeser	Zoning Administrator
Brinsley Leadbetter	Administrative Assistant



Architectural Review Board Responsibilities

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




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



Owner/Applicant Name/Address	Type of Request	Request	Application #	Approval Yes/No
Natalie Shulkin & Rick Alford 316 S. Main Street	New Main Structure	Modifications to previously approved COA	HD COA 2025-01	Yes
Fred Kirchner 18 W. Washington Street	New Signage	New projecting & window signs for 18 West Gallery	HD COA 2025-02	Yes
David R. Beatty 106 S. Jefferson Street	New Signage	New wall sign for David Beatty, DO	HD COA 2025-03	Yes
Kieran Pogreba 17 Courthouse Square	New Signage	Modifications to previously approved COA for The Velvet Case	HD COA 2025-04	Yes
John Adamson 1 S. Main Street	Exterior Improvements	Review of revised elevations for the Rockbridge and Grand buildings	HD COA 2025-05	Partially approved
Red Dowdell 116 N. Main Street	Demolition of Accessory Structure	New signage and exterior improvements for Seasons Bakery & Rockbridge Barbell	HD COA 2025-06	Yes
Jannie Linn 13 W. Nelson Street	New Signage	New projecting sign for Thistleberrys	HD COA 2025-07	Yes
Daniel Shear 9 E. Washington Street	New Signage	New projecting sign for Wildberry Market	HD COA 2025-08	Yes
Suparat Prapong 24 N. Main Street	New Signage	New signage for Napa Thai restaurant	HD COA 2025-09	Yes
Siobhan Deeds 14 W. Washington Street	New Signage & Exterior Improvements	New awning cover and signage for Pumpkinseeds	HD COA 2025-10	Yes
Ryan Dowdell 116 N. Main Street	Exterior Improvements	Modifications to previously approved COA	HD COA 2025-11	Yes
Karen Landis 9 W. Washington Street	Exterior Improvements	Multiple façade improvements	HD COA 2025-12	Yes
George Bezold 16 W. Washington Street	Exterior Improvements & New Signage	Paint refresh and new signage for Violet Consignment	HD COA 2025-13	Yes
George Bezold 1 N. Main Street	Exterior Improvements	Pain refresh for the Dold building	HD COA 2025-14	Yes
Connie Clark 107 Varner Lane	Exterior Improvements	New front porch, doors, windows, paint, & external stairs,	HD COA 2025-15	Yes
Tammy Wolfe 122 S. Main Street	New Signage	New projecting & wall signs for Wolfe's Simple Life	HD COA 2025-16	Yes

Debbie Darlington 19 W. Nelson	Exterior Improvements & New Signage	New window signs and exterior paint Shenandoah Attic	HD COA 2025-17	Yes
Scott Crumley 1 N. Main Street	Exterior Improvements	Front balcony repair, new two-story covered porch, & paint for the Dold building	HD COA 2025-18	Yes
Jeanne Hepler 15 E. Nelson Street	New Signage	New projecting & window signs for Collins & Hepler, PLC	HD COA 2025-19	Yes
MSL Design Committee 10 S. Jefferson	Exterior Improvements	New lighting and pavement painting in McCrum's alley	HD COA 2025-20	Partially approved/denied
Arthur Bartenstein 104 White Street	Site temporary accessory buildings	Install temporary office shed & reposition existing playhouse	HD COA 2025-21	Yes
Vanessa Pogreba 5 E. Washington Street	New Signage	New wall and window signs for The Velvet Case	HD COA 2025-22	Yes
Siobhan Deeds 14 W. Washington Street	New Signage	New projecting sign for Pumpkinseeds	HD COA 2025-23	Yes
Charles Wibel 111 W. Nelson Street	New Signage	New window signs for Woodrow's	HD COA 2025-24	Yes
Aurora McLain 9 W. Nelson Street	New Signage	New projecting & window sign for FormWright Design	HD COA 2025-25	Yes
Debbie Darlington 19 W. Nelson	Exterior Improvements & New Signage	New wall signs and exterior paint Shenandoah Attic	HD COA 2025-26	Yes
James Bunting 5 W. Nelson Street	New Signage	New projecting & window signs for Rogue Arcade	HD COA 2025-27	Yes
Maura Trimble 18. E. Nelson Street	New Signage	New window sign for Stephen W. Gooch PC	HD COA 2025-28	Yes
Drace Clevenger 401 S. Main Street	Construction of New Accessory Building	New detached carport	HD COA 2025-29	Yes
Scott Crumley 1 N. Main Street	Exterior Improvements	Reconfigured rear patio and new steps to W. Washington St.	HD COA 2025-30	Partially approved
Braden Swenson 10 S. Randolph Street	New Signage	New projecting sign for Mountain Massage Lexington	HD COA 2025-31	Yes
A. Thagne Schreyer 2 S. Randolph Street	New Signage	New wall sign for Schreyerhof Studio Architects	HD COA 2025-32	Yes

Historic Resources

▷ Goal, Objectives, & Strategies

Historic Resources		
Goal: Continue to improve the quality of life for all Lexington residents by protecting its historic character, bolstering cultural and recreational opportunities, and promoting tourism to the region.		
Values	Objectives	Strategies
Accessibility & Diversity 	Promote historic preservation as a means to enhance the quality of life for all of Lexington's residents.	HR 1.1 Work with and support local organizations and institutions to promote the fullest understanding of the entirety of Lexington's history.
		HR 1.2 Coordinate with other City programs, such as affordable housing initiatives, to encourage preservation and support 'aging in place' by providing rehabilitation resources for owners of historic properties.
		HR 1.3 Create thematic walking trails and use green infrastructure linkages to connect historic resources.
Sustainable Economy 	Continue to promote history, historic preservation, and tourism as key elements for a strong, resilient local economy.	HR 2.1 Encourage rehabilitation and adaptive reuse of historic downtown properties as a means of increasing downtown population and economic vibrancy.
		HR 3.1 Ensure that new development and infrastructure improvements within historic districts and conservation areas is sensitive to the historic character and context of those areas and preserves any archeological artifacts found during the construction process.
Local Identity & Character 	Build on Lexington's history and distinctive identity to create a more vibrant 21st century community.	HR 3.2 Encourage and support local preservation, rehabilitation, and beautification efforts and the use of green building design as complementary to the values of historic preservation.
		HR 3.3 Continue to invest in public infrastructure improvements to further enhance the historic character of the City.
		HR 3.4 Ordinance review as a means to building Lexington's history and distinctive identity
		HR 3.5 promote development of a Residential Pattern Book for the City of Lexington as a design aid for new construction and renovation of residential building with the intention to instill pride in homeowners, and encourage them to preserve the unique character of their homes and neighborhoods.
		HR 3.6 undertake a comprehensive inventory of historical and cultural properties and districts in the City and consider new historic districts where applicable. While also, soliciting neighborhood and stakeholder input in the inventory.
		HR 3.7 investigate strengthening preservation in the Residential Historic Neighborhood Conservation Districts to include renovations impacting exterior building elements and significant new additions by examining the City's land use policies and ordinances affecting historic district resources to ensure that appropriate policies and ordinances exist that respect historic resources.
		HR 4.1 Educate owners of historic properties on appropriate maintenance procedures and requirements and promote Lexington's historic district guidelines as an asset to property owners planning renovation, rehabilitation, new construction, or other substantive changes to historic properties. PARKED
add 3.4 Ordinance review as a means to building Lexington's history and distinctive identity	Empower citizens to protect and enhance historic resources through public participation in historic preservation planning, financial incentives, and context sensitive design. PARKED	HR 4.2 Provide property owners with information on historic rehabilitations, financial incentives, and context sensitive design. PARKED

<p>Citizen Engagement</p> 	<p>Lexington's historic resources.</p>	<p>HR 4.3 Continue to work with, support, and promote incentives for private-sector investment and use of historic properties. PARKED</p> <p>HR 4.4 Welcome citizen-initiated requests to rename streets linked to the confederacy and enslavement of people.</p>
<p>Management & Collaboration</p> 	<p>Provide the appropriate planning information, regulation, and coordination for historic preservation and tourism.</p>	<p>HR 5.1 Continue to work with organizations, such as Main Street Lexington, Lexington & the Rockbridge Area Tourism Development, Historic Lexington Foundation, and Rockbridge Historical Society to promote history and tourism in the City.</p> <p>HR 5.2 Encourage the maintenance of the City's Certified Local Government status with the Virginia Department of Historic Resources by reviewing and managing the City's historic preservation programs.</p> <p>HR 5.3 Ensure the City's historic preservation activities are consistent with Virginia's Comprehensive Historic Preservation Plan.</p>

Outtakes and notes from Oct. 16, 2025 ARB meeting

- A. Examine the City's land use policies and ordinances affecting historic district resources to ensure that appropriate policies and ordinances exist that respect historic resources.
- B. Investigate ~~expanding ARB purview~~ strengthening preservation in the Residential Historic Neighborhood Conservation Districts to include renovations impacting exterior building elements and significant new additions.
- C. Identify and protect the historic resources as visual and physical reminders of the themes and periods in the City's development.
- D. Preserve and maintain the integrity of ~~the designated~~ historic resources in existing designated districts and throughout the City of Lexington.
- E. Promote the City's historic resources to a wider audience and develop a deeper appreciation of Lexington's history.
- F. Promote development of a Residential Pattern Book for the City of Lexington as a design aid for new construction and renovation of residential building with the intention to instill pride in homeowners and encourage them to preserve the unique character of their homes and neighborhoods.
- G. Undertake a comprehensive inventory of historical and cultural properties and districts in the City and consider historic districts where applicable. Solicit neighborhood and stakeholder input in the inventory.

HR 4.1 - Educate owners of historic properties on appropriate maintenance procedures and requirements and promote Lexington's historic district guidelines as an asset to property owners planning renovation, rehabilitation, new construction, or other substantive changes to historic properties.

HR 4.2 - Provide property owners with information on historic rehabilitations, financial incentives, and context sensitive design.

HR 4.3 - Continue to work with, support, and promote incentives for private-sector investment and use of historic properties.