LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, June 4, 2026 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. May 7, 2026 Minutes*
   B. May 21, 2026 Minutes*

4. NEW BUSINESS:

   A. COA 2026-18: an application by Rebecca Logan for approval of a Certificate of Appropriateness for improvements at Courthouse Square, Tax Map #23-1-194C and #23-1-194D, owned by the City of Lexington.
      1) Staff Report*
      2) Applicant Statement
      3) Public Comment
      4) Board Discussion & Decision

   B. COA 2026-19: an application by Phil Dunlap for approval of a Certificate of Appropriateness for new signage at 314 S. Main Street, Tax Map #23-4-2, owned by Locher and Company, 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 7, 2026 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall

MINUTES

Architectural Review Board:

Present: Jessie Taylor, Chair
Michael Perry, Alternate A
Caroline Alexander

Absent: Ian Small, Vice Chair
Arthur Bartenstein
Barbara Crawford, Alternate B
Julie Goyette

City Staff:

Brinsley Leadbetter, Administrative Specialist
Arne Glaeser, Planning Director

CALL TO ORDER:

J. Taylor called the meeting to order at 5:00 p.m.

AGENDA:

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

MINUTES:

The April 16, 2026 meeting minutes were unanimously approved as presented. (C. Alexander/ J. Taylor)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2026-10: an application by William Docekal for approval of a Certificate of Appropriateness for exterior improvements at 147 S. Main Street, Tax Map #23-1-100, owned by Trinity United Methodist Church.

1) Staff Report – A. Glaeser opened the discussion by stating that this is an application to approve a Certificate of Appropriateness (COA) for a new exterior door to be added to the Shenandoah Preschool that is located in the lower level of the Trinity United Methodist Church at 147 S. Main Street. The preschool added classes for a younger age group and code requires a door that opens directly to the outside for this younger age group. An existing window on the rear façade that faces towards S. Jefferson Street will be removed and replaced with a fire rated door that is 36 inches in width and 7 feet in height. The enlarged opening will be flanked by 8 in. trim on both sides of the door with 12 inch trim over the top of the door. Trim and door will be painted a white color to match the existing trim color. There will also be a transom window above the door that is 36 inches in width and 12 inches high. It will be an aluminum clad fixed casement with tempered glass.

Outside the door, there will be a 7 ¼ inch poured cement step down to the existing grade. Code also requires an exterior light be installed to provide illumination for emergency exits, and the applicant was asked to bring an example of the proposed exterior fixture to the ARB meeting. The applicant provided photographs for reference.

2) Applicant Statement – Applicant William Docekal was available to respond to questions.
3) Public Comment – None.
4) Board Discussion & Decision – The Board asked a few questions regarding the transom and the grade of the door to the concrete. W. Docekal clarified that the window would be about 12 inches higher than the door and the door would have a slight step down to the playground outside. The Board agreed that they were okay with the design. **M. Perry made a motion to approve HD COA 2026-10 as presented. J. Taylor seconded, and the motion passed unanimously. (3-0)**

B. COA 2026-13: an application by Matt Miller for approval of a Certificate of Appropriateness for exterior improvements at 1 N. Main Street, Tax Map #23-1-153, owned by Annie P, LLC.

1) Staff Report – A. Glaeser stated that this is an application to approve a Certificate of Appropriateness (COA) for rear courtyard improvements and steps at 1 N. Main Street. At the November 6, 2025 meeting the Board approved the concept plan, landscaping material, and the lighting. They asked the applicant to come back for final approval of the stairs, elevations, wall, and handrail. A stair relocation is necessary due to the new porch and terrace. Old materials will be retained for a new wall and similar curb stone will be sourced to complete the renovated wall. The change in materials will begin at the beginning of the curves to accommodate the steps. A wrought iron handrail will be on both sides of the new staircase. It will be a reproduction of the existing and if possible, will be attached to the cheek wall. The brick terrace will be mortared with a herringbone pattern, bordered at ground level with a sailor row of bricks. The new steps will have bluestone cleft treads with brick risers. The new cheek wall at the relocated steps will be block with stucco finish to match the existing. They will be color matched to the stucco columns on the building in the shade 'Shenandoah Taupe.' There will be a trellised privacy fence 6 ft H x 15 ft long to match the existing Taps Terrace. It will be painted 'Williamsburg'/'Goodwin Green.' Photographs for all the above are included in the application.
2) Applicant Statement – Contractor Matt Miller and landscape designer Susan Roberts were available to respond to questions. M. Miller and S. Roberts gave a brief overview of the updated design.
3) Public Comment – None.
4) Board Discussion & Decision – The conversation opened with clarification that everything except for the cheek walls will be curbstone. The cheek walls including the curve would be stucco and the steps would be bluestone. The stucco on the cheek walls and columns will be a stone color similar to the color on the outside of the Georges. M. Miller noted that they were asked not to mimic the brick finish, so anything new didn't appear to replicate the old and anything old would stay old. The Board agreed that it was un upgrade and everything looked nice. **M. Perry made a motion to approve HD COA 2026-13 as presented. J. Taylor seconded, and the motion passed unanimously. (3-0)**

C. COA 2026-14: an application by Tom Chaffee for approval of a Certificate of Appropriateness for exterior improvements at 209 S. Randolph Street, Tax Map #23-1-161, owned by Tom Chaffee.

1) Staff Report – A. Glaeser stated that this is an application to approve a Certificate of Appropriateness (COA) to fully replace the standing-seam metal roof for Hess House located at 209 S. Randolph Street. The current roof is leaking, and the applicant's insurance company has provided for an entire roof replacement. The roof is currently a silver-gray standing-seam metal roof, and the applicant would like to replace it with a standing seam roof in the 'deep red' color. The old theater building across from the Sheridan Livery seems to have a red roof similar to the 'deep red' requested. The applicant has provided a letter including a map and a photograph with the requested change. A metal sample of the roof is also provided.
2) Applicant Statement – Applicant Tom Chaffee was available to respond to questions.
3) Public Comment – None.
4) Board Discussion & Decision – The conversation opened with mixed opinions on if the red looked nice. However, the Board agreed they were okay with it because it's not very visible from the street. **C. Alexander made a motion to approve HD COA 2026-14 as presented. M. Perry seconded, and the motion passed unanimously. (3-0)**

D. COA 2026-15: an application by John Adamson for approval of a Certificate of Appropriateness for exterior improvements at 1 S. Main Street, Tax Map #23-1-70, owned by Grand Building, LLC.

1) Staff Report – A. Glaeser stated that this is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 1 S. Main Street. The applicant is now requesting amendments to previous approvals and some new items. Copies of the previous approval and the newer elevations were provided to the Board for their consideration.
2) Applicant Statement – Applicant John Adamson was available to respond to questions. He stated that he wanted this to be a conversation with feedback that will inform thoughtful changes.
3) Public Comment – None.
4) Board Discussion & Decision – The Board agreed to discuss step by step changes to the three elevations. Starting with the Main Street elevation, the Board discussed challenges with the architectural design of the building, especially regarding the front entrance and façade modifications. J. Adamson explained structural complexities involving different floor levels and existing elements such as the stair tower. He stated that his goal is to create accessible entries while maintaining historical elements. There was also interest in adding a rotating art wall feature in collaboration with Main Street Lexington, though final decisions on lighting and design details were still pending community input. J. Adamson further discussed maintaining the existing arches and doors while adding window panels. He suggested moving one of the doors further down and making improvements inside the arch. He explained the layout of the two storefronts with one entrance leading to the spine of the building. He also discussed design possibilities for the three entries, proposing to keep them distinct to maintain different feels. The Board had mixed opinions regarding window treatment, on whether to replace them or keep the clear glass. They also considered changes to the lighting fixtures. This included potentially adding larger fixtures at the entrance and modifying existing ones. J. Adamson explained his plans to replace a 15-light door with a more elegant 2-light design to better match the building's historic character. He detailed the

building's rich history, including its origins in the 1850s, a fire in 1949 that destroyed part of the structure, and its subsequent renovation in the 1950s with steel K-joists. It was again emphasized that this is an evolving design, and any unapproved changes would require additional permission. **M. Perry made a motion to partially approve the Main Street façade of HD COA 2026-15 which included moving the entry to the second retail space from bay W16 to bay W17 (as shown on Main Street Elevation 01/28/2026), keeping the existing brick archway for the first retail space and keeping the existing, recessed entryway with the double doors. C. Alexander seconded, and the motion passed unanimously. (3-0)**

When discussing the Washington Street elevation, J. Adamson noted structural constraints, including a bridge beam that limits the proposed storefront design. He suggested creating a pilaster and removing brick veneer to create a larger storefront space, with plans to use stucco above and painted brick below. He also suggested adding windows to the retail space on the lower level. However, there was consensus that this may be challenging to implement and might not provide optimal visibility or security. J. Taylor and C. Alexander shared their concerns regarding all the windows, specifically the metal framing and thickness. The Board agreed to approve 3 pilasters with windows above the storefront, using stucco instead of brick, and to revise the upper bay windows to be three over three. For the corner window opening, they decided to allow a centered design with the specific window pattern to be determined later. J. Adamson also discussed making the cornice line cleaner and removing the existing plywood. The Board asked to see a revised specific window light design and the specific window being proposed. The window designs were not approved and the three grade level windows on the lower level were not approved. **M. Perry made a motion to partially approve the Main Street façade of HD COA 2026-15 which included three pilasters, five window openings above storefront W14 with a stucco face above the storefront, triple window openings in 2 bays that were added to create visual separation from the adjoining storefront and centering of the window on the corner (W13) all as shown on the Washington Street Elevation 01/28/2026. C. Alexander seconded, and the motion passed unanimously. (3-0)**

For the rear elevation facing McCrum's parking lot, J. Adamson discussed screening requirements for a transformer and generator. He proposed installing a shadow fence to cover these utilities. The Board asked to see the exact roofing material and design of the proposed cover of the rear entryway depicted on the elevation drawing from 02/17/2026 before making any decisions. The Board decided to continue this discussion at a future meeting. A site visit was suggested to better understand the design context.

OTHER BUSINESS:

A. None.

ADJOURN:

The meeting was adjourned at 6:05 p.m. (J. Taylor / C. Alexander)

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J. Taylor, Chair, Architectural Review Board

Lexington Architectural Review Board
Thursday, May 21, 2026 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall

MINUTES

Architectural Review Board:

Present: Caroline Alexander (Voted Chair Pro Tem)
Michael Perry, Alternate A
Arthur Bartenstein

Absent: Ian Small, Vice Chair
Jessie Taylor, Chair
Barbara Crawford, Alternate B
Julie Goyette

City Staff:

Brinsley Leadbetter, Administrative Specialist
Arne Glaeser, Planning Director

CALL TO ORDER:

Chair J. Taylor and Vice Chair I. Small were absent; thus A. Glaeser called the meeting to order at 5:00 p.m. M. Perry nominated C. Alexander as Temporary Chairperson. A. Bartenstein seconded and the motion passed unanimously. (3-0)

AGENDA:

The agenda was unanimously approved as presented. (A. Bartenstein / M. Perry)

MINUTES:

M. Perry inquired about the motion and lack of vote for the Washington Street elevation for HD COA 2026-15.

The approval of the May 7, 2026 meeting minutes was postponed until the next meeting for clarification.

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2026-16: an application by Maura Vance for approval of a Certificate of Appropriateness for new signage at 18 E. Nelson Street, Tax Map #23-1-187, owned by Wynn Locher.

1) Staff Report – A. Glaeser opened the discussion by stating that this is an application to approve a Certificate of Appropriateness (COA) for new signage for the rebranding of Stephen W. Gooch, PC at 18 E. Nelson St. to Safyre Law. The applicant is requesting a digitally printed and laminated vinyl window sign on the window directly next to the right side of the door. It will be on 6 s.f. of clear vinyl with dimensions of 28 in. W x 30 in. H. It will be in Calibri font with a blue diamond

design at the top. The lettering will say "Safyre Attorneys at Law, Real Estate – Title – Closing" as well as the business phone number and email in white. There is currently a window decal sign with white lettering on the bottom left corner of the window that displays the hours of operation, and it will remain.

2) Applicant Statement – Applicant Maura Vance was available to respond to questions.
3) Public Comment – None.
4) Board Discussion & Decision – The Board asked a couple questions about the color choices. They agreed that the design looked great. **M. Perry made a motion to approve HD COA 2026-16 as presented. A. Bartenstein seconded, and the motion passed unanimously. (3-0)**

B. COA 2026-17: an application by Melissa Friedman for approval of a Certificate of Appropriateness for new signage at 121 W. Nelson Street, Tax Map #23-1-50, owned by John Adamson.

1) Staff Report – A. Glaeser stated that this is an application to approve a Certificate of Appropriateness (COA) for signage for Clover Boutique Lexington's new location at 121 West Nelson Street. The applicant is requesting that the previously approved projecting sign from 22 W. Nelson Street be moved to 121 W. Nelson Street. The projecting sign is 46 in. W x 20 in. H and is made of double-sided, expanded PVC with laminated vinyl applied to both sides. It features the business logo in metallic gold on a navy-blue background and will be hung from an existing bracket.
2) Applicant Statement – None.
3) Public Comment – None.
4) Board Discussion & Decision – The Board noted that this would be a temporary location. They agreed that it looked good. **A. Bartenstein made a motion to approve HD COA 2026-17 as presented. M. Perry seconded, and the motion passed unanimously. (3-0)**

C. COA 2026-18: an application by Rebecca Logan for approval of a Certificate of Appropriateness for improvements at Courthouse Square, Tax Map #23-1-194C and #23-1-194D, owned by the City of Lexington.

A. Bartenstein recused himself because he is one of the applicants.

1) Staff Report – A. Glaeser stated that this is an application to approve a Certificate of Appropriateness (COA) for improvements to Courthouse Square. In a previous request the applicant was approved on 3.19.2026 to make various improvements and the applicant is now requesting a new location for two of the interpretive signs because two benches have been placed immediately in front of their original location, which would block their viewing. Included in the application packet is a site plan showing where the signs were originally located and where they will now stand. A. Glaeser noted that there were not enough members for a quorum, so the Board could not vote on this application.
2) Applicant Statement – Applicant Rebecca Logan and Arthur Bartenstein on behalf of Main Street Lexington, were available to respond to questions.
3) Public Comment – None.
4) Board Discussion & Decision – The conversation opened with discussion on the placement of the benches and interpretive signs in Courthouse Square. They discussed the placement of the benches and interpretive signs around the old courthouse and jailhouse. The Board debated whether to keep

the signs centered in the plant beds or move them closer to the buildings to better align with the historical context described in the interpretive panels. The discussion focused on balancing seating needs with optimal viewing of the historical information, with consideration given to how plantings would affect visibility in the future. R. Logan noted that moving the signs would allow visitors to see all three signs in sequence and that permission had been obtained from the building owner for the new placement. A. Bartenstein noted that two benches could be moved for flexibility during events while the others remain fixed in place. The Board reviewed furniture arrangements, including the return of some items like tables and chairs from Main Street Lexington and W&L, and discussed the need to stage furniture appropriately. They also addressed concerns about trash cans, noting that the current green cans don't match the city's black cans. They discussed ongoing conversations about maintaining the space with the City and Washington Lee. This included arranging planters in the space. They also discussed possibly managing umbrellas in this space, though they shared concerns about this idea. The Board agreed that everything looked great. This application was not approved due to lack of a quorum and will be discussed again at the next meeting.

A. Bartenstein rejoined the Architectural Review Board members.

OTHER BUSINESS:

A. A. Bartenstein inquired if ARB had any interest in commenting on the plastic flowers placed in the triangle area near the North entrance of Main Street. There was discussion about potential improvements like adding a statue or fountain, though points were made about these additions being dangerous. They also agreed that changing flowers seasonally would not require ARB review unless it was part of a broader landscape plan modification. The conversation ended with a recommendation that Main Street Lexington or the Design Committee provide a formal opinion or recommendation to Public Works regarding the current floral display.

ADJOURN:

The meeting was adjourned at 5:42 p.m. (M. Perry / A. Bartenstein)

_____

J. Taylor, Chair, Architectural Review Board

Staff Report
Lexington, VA Historic Downtown Preservation District COA
COA 2026-18 Courthouse Square

Project Name	Courthouse Square Improvements
Property Location	Courthouse Square
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	City of Lexington / Rebecca Logan

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for improvements to Courthouse Square. In a previous request the applicant was approved on 3.19.2026 to make various improvements and the applicant is now requesting a new location for two of the interpretive signs because two benches have been placed immediately in front of their original location, which would block their viewing. Included in the application packet is a site plan showing where the signs were originally located and where they will now stand.

Courthouse Square existing conditions

ARB Considerations

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

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

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.

2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.

3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.

4. Any applicable provisions of the City's Design Guidelines.
   (Applicable sections of the Lexington Design Guidelines are:
   Section IV Guidelines for Site Design on pages IV-1)
   https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or 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.

Lexington Virginia

www.lexingtonva.gov

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant[1]

Name: **Rebecca Logan** Phone: [redacted]

Company: **Main Street Lexington** Fax: _____

Address: _____ Email: [redacted]

Applicant's Signature: _____ Date: **5/6/2026**

Property Owner

Name: **City of Lexington** Phone: _____

Address: _____ Email: _____

Owner's Signature: _____ Date: _____

Architect/Designer

Name: **Arthur Bartenstein** Phone: [redacted]

Company: **ABL Landscape Architect** 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 420, Article VIII and Article IX 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.***

NON REFUNDABLE

Lexington Virginia

www.lexingtonva.gov

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

Proposal Information[2] (attach list of properties if request includes multiple properties)

Address (or location description): **Court House Square**_____

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: _____

Historical Name of Building: _____

Approximate Age of Building: _____ Applicant seeking Federal Tax Credit: ☐ Yes ☐ No

2. Any application deemed incomplete by staff will not be accepted.

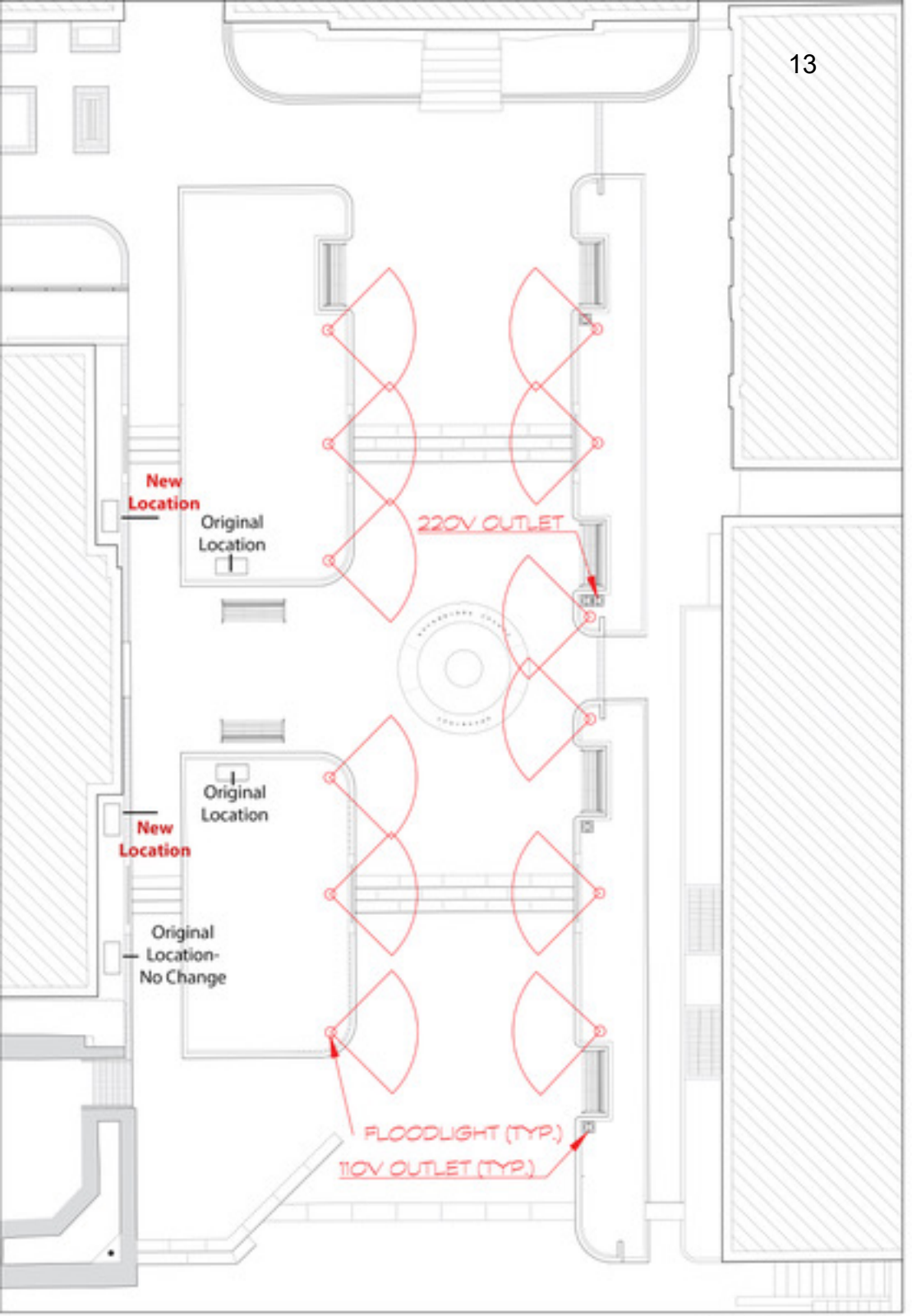
Alteration Description (complete a City Sign Permit Application for sign alterations)

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

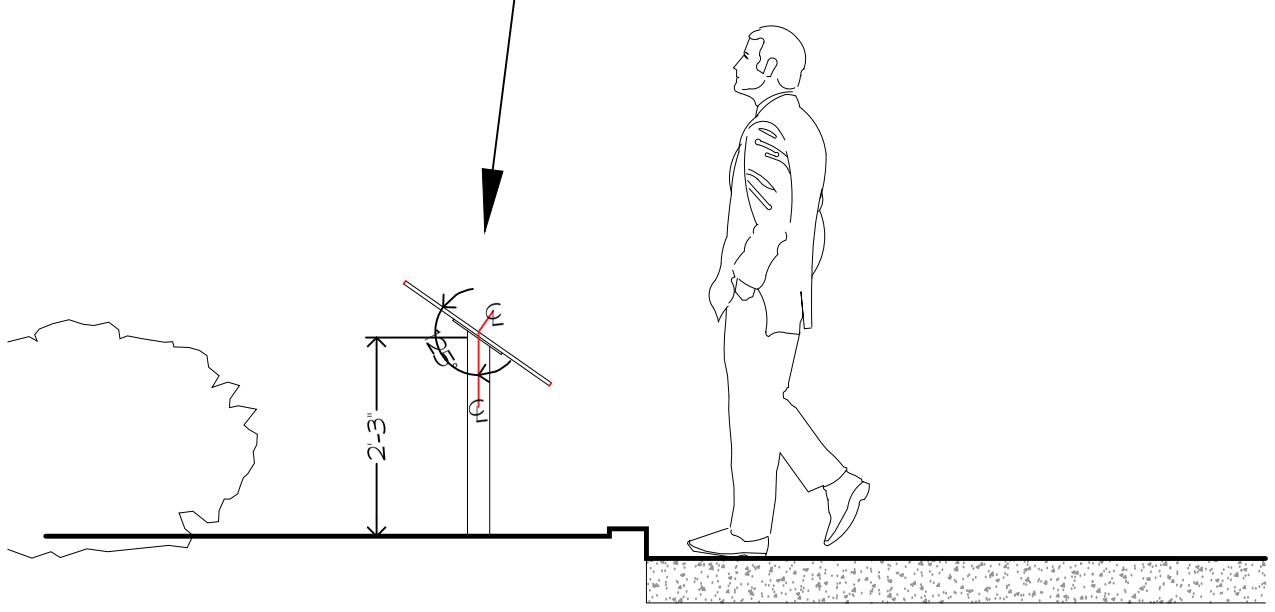
NON REFUNDABLE



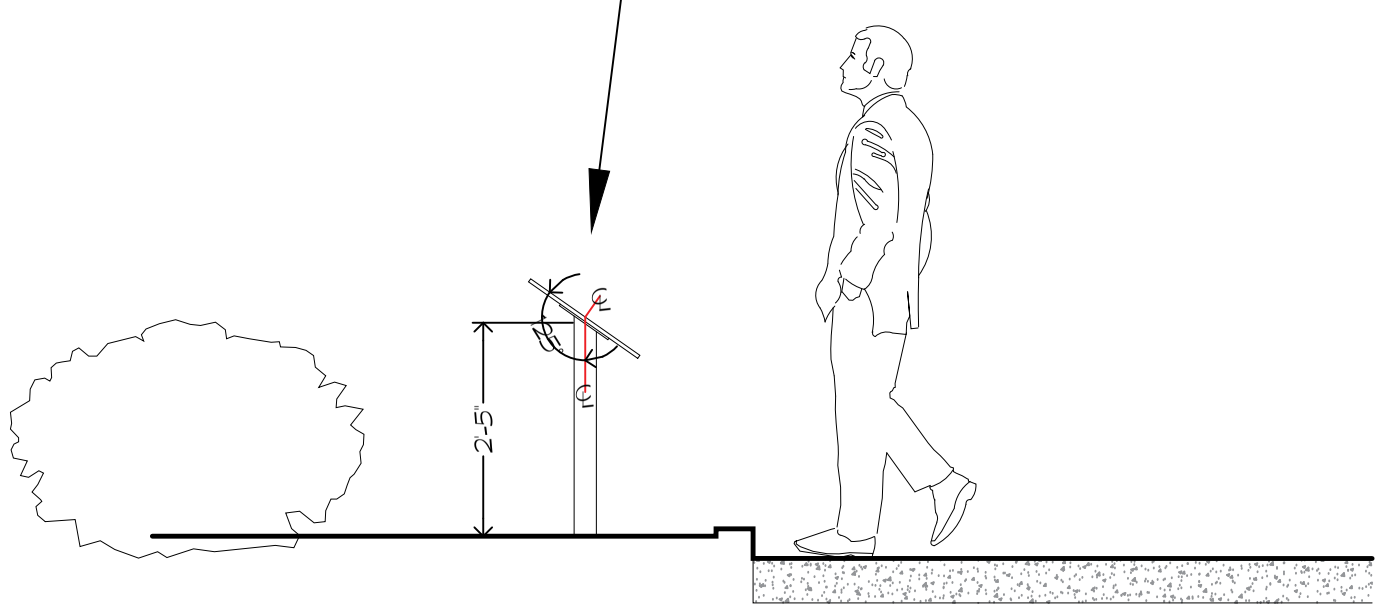
Courthouse Square
Electric Layout Plan
2/24/2026 Scale 1" = 10'

abl

Rockbridge at War
(36"x24") (one sign)



Origins of Rockbridge &
Rockbridge Jailer's Residence
(36"x18") (two signs)



abl

Courthouse Square

Interpretive Signage

5.04/2026 Scale: $\frac{1}{2}$" = 1'0"

Lexington and Backdrop of War

Staff Report
Lexington, VA Historic Downtown Preservation District COA
COA 2026-19 314 S. Main Street New Signage

Project Name	New signage for White Rhino BJJ & MMA
Property Location	314 S. Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Locher and Company, LLC. / Phil Dunlap

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for new signage for White Rhino BJJ & MMA at 314 S. Main St. The applicant is requesting an outdoor weatherproof plastic, digitally printed and UV laminated wall sign. It will be 4 s.f. with dimensions of 24 in. W x 24 in. H. It will be in the Pantone colors PMS Black, PMS 185 C Red, and white. It will say "White Rhino BJJ & MMA" with a rhino in the center. The freestanding sign will be the exact same materials and design but 2 s.f. with dimensions 21 in. W x 21 in. H. These signs will go in place of the Flex Fitness signs, but the Lime Kiln signs will remain. Both signs will be affixed with small screws and will not be illuminated.

314 S. Main Street existing conditions

314 S. Main Street existing conditions

ARB Considerations

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

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

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.

2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.

3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public

street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.

4. Any applicable provisions of the City's Design Guidelines.
   (Applicable sections of the Lexington Design Guidelines are:
   Section IX.A & B Guidelines for Signs. on page IX-1)
   https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or 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.

Lexington Virginia
www.lexingtonva.gov

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

SIGN PERMIT APPLICATION

Applicant[1]

Name: Phil Dunlap Phone: [redacted]

Company: White Rhino BJJ LLC Fax: _____

Address: 1223 N Lee Hwy #262 Lexington VA 24459 Email: [redacted]

Applicant's Signature: Phil Dunlap Date: 4/6/26

Property Owner

Name: Locher and Company, LLC (Baldwin Locher, III) Phone: [redacted]

Address: 26 Beatty Hollow Lexington, VA 24450 Email: [redacted]

Owner's Signature: _____ Date: 04/09/26

Sign Contractor

Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Proposal Information[2]

Address (or location description): 314 S Main Street Lexington, VA 24450

Tax Map: 23-4-2 Deed Book and Page #: 210003476

Acreage: 0.32 Zoning (attach any existing conditions or proffers): R-LC

Property Doing Business As: Multiple

Overlay District:

- [X] Historic (requires Architectural Review Board review and approval)
- [ ] Entrance Corridor (requires Planning Commission review and approval)
- [ ] None (requires Planning and Development Department review and approval only)

1. ***Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.***
2. ***Any application deemed incomplete by staff will not be accepted.***

NON REFUNDABLE

Lexington Virginia

www.lexingtonva.gov

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Sign Information

	Sign Type	Square Feet	Width	Height
Sign 1	Plastic	2	21"	21"
Sign 2	Plastic	4	24"	24"
Sign 3				

Street Frontage (width) of business space in feet 25 feet

Street Frontage (width) of building in feet 96 feet

Are other signs currently displayed on the same building? ☒ Yes ☐ No

If "Yes", please provide the size of each existing building sign that is to remain.

Width 21" Height 21"

Width 24" Height 24"

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? Plastic

Will the sign be illuminated? ☐ Yes ☒ No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

NON REFUNDABLE

Sign Proof

There will be 2 signs and they will be replacing the signs for Flex Fitness as the are closing on 5/18/96. The Wall sign is 24"x24", The insert for the freestanding sign is 21x21"

Please describe what material the two signs are made of?

The signs are outdoor weatherproof plastic

How will the signs will be attached to the wall and to the freestanding sign)

Both signs will be affixed with small screws

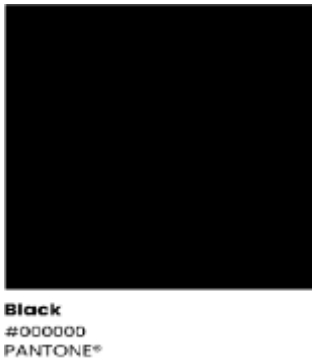
How the design will be put on each sign (hand painted or vinyl?)

4 color process printed and UV coated

What are the specific colors?

The colors are PMS Black and PMS 185 C Red by 4 color process printing and UV coated

For colors you are required to provide a paint chip for each color or if it is vinyl you should be able to get a vinyl sample from the sign maker. See PMS swatches below



Lime Kiln Theater
LEXINGTON, VA

THE HUB