

Many Thanks  
to Our Generous Sponsors



DuPont Community Credit Union

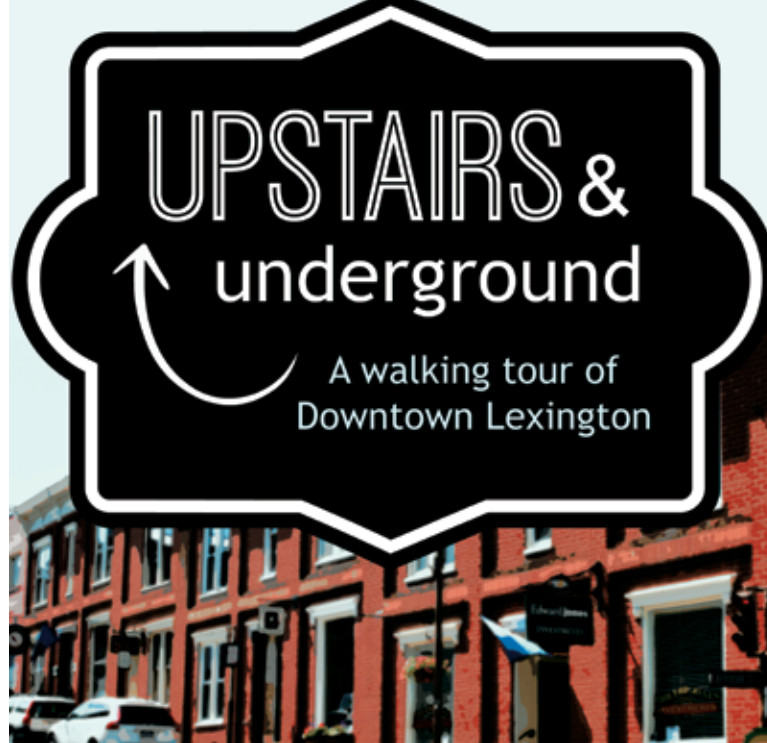
Atlantic Bay Mortgage Group

City of Lexington

A fundraiser to benefit



101 S. Main Street, 2nd Floor  
Lexington, VA 24450  
540.319.4181 | MainStreetLexington.org



**SATURDAY,  
MAY 20, 2017**  
**WALKING TOUR 1:00-4:00**  
**13 intriguing properties**

**BBQ PARTY 2:00-6:00**  
**Under the Nelson Street Bridge**



**Membership-free, Volunteer-driven,  
For a better downtown.**

**Walking got you hungry?  
Join us for the Party!**  
**Under the Nelson Street Bridge**  
**2:00-6:00**



**Food by JJ's Meat Shak**



**Beer by Great Valley Farm Brewery**

.....  
**Music by Amherst Recreation**  
.....

**Food & beverages available for purchase.**  
**Entrance is free & open to the public.**  
**No ticket required.**  
**Soft drinks also available.**



**Like what you see on the tour? Eager to know more about  
living in the heart of Lexington? Let us help!**

*The following professionals have offered to serve as resources for you.  
Call them with your questions. Let them help you invest in the place recently ranked  
#5 in USA Today's Poll of "Best Southern Small Town."*



**ARCHITECTS**

**Fred Kirchner | Kirchner & Associates**  
**kirchner@embarqmail.com | (540) 464-3334**  
Specializing in well-crafted, private residential homes, light commercial, and educational projects for more than 25 years.

**Lee Merrill | Lee Merrill Architects**  
**lmerrill@leemerrillarchitects.com | (540) 463-6096**  
Specializing in reuse improvements for Downtown tenants/owners including the Lexington Visitor's Center, the Red Hen, Mano Taqueria, Pure Eats, H&J Tire, and Halestone Cottage.

**CITY OF LEXINGTON**  
**Arne Glaeser | Planning Director, City of Lexington**  
**aglaeser@lexingtonva.gov | (540) 462-3704**  
The City Planning office can help get any downtown project on the right track.

**Noah Simon | City Manager**  
**nsimon@lexington.gov | (540) 462-3700**  
Larger commercial projects can benefit from consultation with the City Manager/Economic Development Director.

**CHAMBER OF COMMERCE**

**Tracy Lyon | Lexington-Rockbridge Chamber of Commerce**  
**tracy@lexrockchamber.com | (540) 463-5375**  
The Chamber is your resource for connecting with the business community in Rockbridge. Visit LiveRockbridge.com to see the benefits of living here.

**CONTRACTORS**

**Pat Hennis | Phoenix Construction**  
**pathennis@gmail.com | (540) 784-0141**  
Historic renovations include the Miller House and Mulberry Hill. Projects have been featured on several Barnwood Builder episodes on the DIY Network.

**Will Kirchner | Rockbridge Restoration**  
**rockbridgerestoration@gmail.com | (540) 460-2882**  
Specializing in all forms of carpentry, painting and custom building, we are restoring Rockbridge, one home at a time.

**Alvis Reynolds | Stonewood Construction**  
**stonewoodconstruction@embarqmail.com | (540) 784-0558**  
Over 40 years experience in residential, historical and downtown renovations. Achievements include The Bistro On Main and work on The George's hotels.

**Tim Sullivan | New Life Builders**  
**NWLifeBuilders@aol.com | (540) 454-2782**  
Specializes in historic restorations, new homes, additions and historic commercial work.

**Tim & Janeen Welsh | Welsh Construction**  
**tim@welshconstruction.com | (540) 464-1008**  
An energized, systemized, and certified residential remodeling company, for over 20 years.

**LENDERS**

**Sarah Dudley | Atlantic Bay Mortgage Group**  
**sarahdudley@atlanticbay.com | (540) 464-6841**

**Kathy Purdue | DuPont Community Credit Union**  
**kperdue@mydccu.com | (540) 946-3234**

**Ellen Campbell | CornerStone Bank**  
**campbelle@csbva.com | (540) 464-8900**

**REAL ESTATE AGENTS**

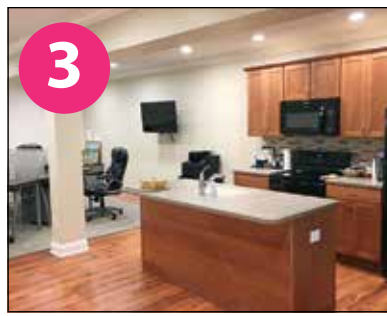
**Lexington, Buena Vista & Rockbridge Association of Realtors**  
**ae@rockbridgerealtors.com | (540) 464-4700**  
To connect with a real estate company in the region, please contact the Association.



**312 S. MAIN**  
**Commercial | Under Renovation**  
 Affectionately known as the Old Library Building. Original house portion built between 1815 and 1824. New owners intend future use as an interactive children's museum. Meanwhile, an indoor miniature golf course is under construction. Usage of house portion still undetermined.



**146 S. MAIN**  
**Flexible Use | Unfurnished**  
 Formerly the Rapp Motor Company showroom & garage, this building is so solid cars were driven up a ramp to the second floor! Tour stop highlights the 2500 square foot second-floor space that could be converted to residential or used as office suite.



**113 W. NELSON**  
**Flexible Use | Furnished**  
 This small building has been many things! Best known as former studio of artist Cy Twombly. Now houses Old Lex Mercantile gourmet shop upstairs. Tour space downstairs showcases clever adaptation of basement into co-working business space easily adaptable to small apartment.



**103 W. NELSON**  
**Private Club | Furnished**  
 The Mountain City Masonic Lodge has owned and operated in this building since 1923. Currently houses The Bookery bookstore and The Palms restaurant downstairs. The lodge upstairs features spacious dining and meeting rooms with extensive photo gallery, archives, and historic documents.



**13 S. MAIN**  
**Flexible Use | Staged**  
 Standing on the site of an early 19th century tavern, The Rockbridge Building is now the site of lively retail scene. Upstairs are two spacious suites. One facing Main Street features a kitchenette and half bath. Many possibilities here!

The majority of locations are not ADA compliant and most do not have elevators.

**WATCH YOUR STEP at all times.**

Participants enter at their own risk. Many locations are private homes and businesses. Please be respectful of the owners' belongings.

# Upstairs & Underground Tour Map

*Begin your tour anywhere . . .  
 Follow your own route . . .*



**24 N. MAIN**  
**Residential | Unfurnished**  
 Formerly a Pepsi bottling plant and afterwards a Maytag appliance store, this building is now a fine example of mixed-use space, with a restaurant and financial services downstairs and apartments upstairs. The tour features a meticulously renovated apartment with contemporary amenities.



**18 E. NELSON**  
**Commercial | In Transition**  
 Hidden from street view, this 1300-sf commercial space has the kind of in-demand features prized in older buildings, including high ceilings and large windows. Soon to house Main Street Lexington's brand-new makerspace, where the community will come together to share tools and ideas.



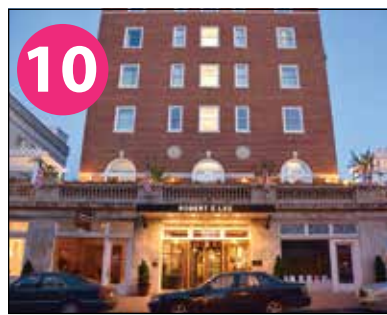
**21 N. MAIN**  
**Residential | Furnished**  
 A fine example of Valley Federal style, this 19th century showpiece was originally a residence and showroom for a hat maker. For a generation, it served as the real estate office of Otis Mead, but is now a fine home, lovingly renovated.



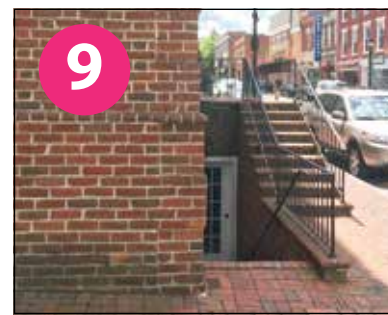
**18 E. NELSON**  
**Residential | Furnished**  
 This large building was built in 1929 to house the Lexington Motor Company showroom and offices. Later the 2nd floor was a popular bowling alley. On the tour today is the building owner's lovingly remodeled two-bed, two-bath open plan corner apartment.



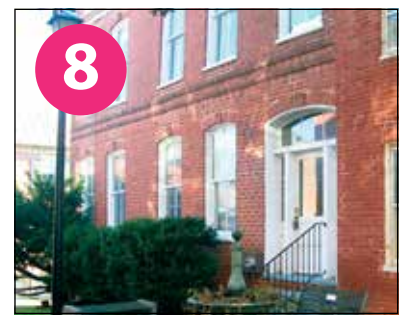
**14 E. NELSON**  
**Commercial | Staged**  
 This 1300 square foot open loft space features high ceilings and large paned windows. This property recently served as a dance studio and is available for rent. A fine example of industrial chic in a traditional setting.



**30 S. MAIN**  
**Residential | Furnished**  
 The Robert E. Lee Hotel, built in 1926, was restored to its original glory in 2014. At the top of the six-story building sits a luxurious 1400sf two-bedroom townhome with unbeatable views over the town, campuses, and onto the surrounding mountains.



**22 S. MAIN**  
**Commercial | Furnished**  
 This tour property occupies the lower level of the original First National Bank building. Once slated for destruction to make way for a new courthouse, it now houses a jewelry store, apartments, and on the lower level, the offices of Rockbridge Environmental Consulting.



**17 COURTHOUSE SQUARE**  
**Commercial | Staged**  
 This property was part of a set of offices built beside the Old Courthouse in the late 19th century. Today, these newly renovated offices are available as a multi-level suite or easily partitioned into several smaller spaces.

