



LEXINGTON ARCHITECTURAL REVIEW BOARD  
Thursday, November 5, 2020 at 4:30 P.M.  
Distance Meeting held though ZOOM, Lexington City Hall,  
300 E. Washington Street, Lexington, VA

**AGENDA**

- 1. CALL TO ORDER
  - A. statement of emergency and authority to proceed
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES:
  - A. October 15, 2020 Minutes\*
- 4. NEW BUSINESS:
  - A. COA 2020-22: an application by Lauren McCaughrin for a Certificate of Appropriateness to approve two signs at 3 W. Nelson Street, Tax Map #23-1-83, owned by John Sheridan**
    - 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, October 15, 2020 – 4:30 p.m.**  
**Live Zoom E-meeting**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: C. Alexander, Chair  
A. Bartenstein,  
E. Teaff  
J. Goyette  
C. Honsinger – arrived at 4:50

**City Staff:**

Arne Glaeser, Planning Director  
Bonnie Tombarge, Administrative Assistant

Absent: R. LeBlanc

**CALL TO ORDER**

A. Glaeser called the meeting to order at 4:30 p.m. He opened with a statement saying that due to the COVID-19 pandemic, the City is taking measures to limit attendance at public meetings. The Lexington City Council had approved an emergency ordinance allowing for public meetings to be held through real-time, electronic means. The meeting and packet were available on the City's website, the meeting is broadcasted to the City's Facebook page and the recording will be posted to Youtube the following day.

**AGENDA:**

Agenda was approved unanimously (J. Goyette / E. Teaff)

**MINUTES:**

Meeting minutes from August 20, 2020 were approved unanimously. (A. Bartenstein/E. Teaff)

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

None.

**NEW BUSINESS:**

**A. COA 2020-20: an application by Tim Hickman for a Certificate of Appropriateness to approve the demolition of a shed and carport and the construction of a two car garage at 119 S. Jefferson Street, Tax Map #23-13-3, owned by Robert and Helen Fure**

- 1) Staff Report – The request is to tear down the current shed and carport at the rear of the residence at 119 S. Jefferson, and to build a two car garage in its place. The new garage will be a white brick veneer (Eldorado Stone “chalk dust tundra brick”) with white grout lines and a double window above the garage door. The garage door will be by Wayne Dalton in 9700 Charleston White Steel and will be painted in Chantilly Lace, 2121-70. There will be 24 windows and Spear hardware. The finish will be matte. There will be two small lantern style lights on either side of the garage door by Generation Lighting from the Cape May collection. They are

10” high, 7” wide, and extend out from the building 8”. The lanterns will be black. The left side of the garage will have a door, and it as well as the trim will be in Carbon Copy, 2117-10. There is a double window on that side of the garage, and another on the back of the garage, at the same level as the window on the front. There is a third lantern in the same style as the two in front next to the side door. The roof will be Timberline Architectural shingles in the color CAF-Charcoal to match the house. A. Bartenstein asked about the setbacks and if the new structure would be grandfathered in. A. Glaeser said that as long as it does not extend beyond the current area within the setbacks, the new building would be grandfathered in. He confirmed that the new setback would respect the five foot setbacks as the new building will not be connected to the main building. Mr. Hickman said that they had hired surveyors to be sure they met that requirement.

- 2) Applicant Statement – Mr. Hickman pointed out that the architect had accidentally mislabeled the right elevation as the left, and the left elevation as the right. The mistake was also noted by C. Honsinger upon his arrival to the meeting.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously (5/0)**

**B. COA 2020-21: an application by Paige Gance for a Certificate of Appropriateness to approve new signs at 25 W. Nelson Street, Tax Map #23-1-88, owned by LSm, LLC**

- 1) Staff Report – This COA request is for five (5) signs. The front will have two signs, a projecting sign and a wall sign. The projecting sign is 14.118 square feet in size (2.353’ wide and 6’ high). The sign will be made of 19mm expanded PVC with digital decals on both sides. It will hang from a 40” straight arm bracket with two rings, 22” apart. The mounting plate will be 6”x6”, and the arm is made from a 2”x2” steel tube. The wall sign consists of changing the letters on the front of the building from the existing “BOOK” to “GAME,” and they will use the same colors and font currently shown on the building. The sign for the side of the building will be 15 square feet in size (5.357’ wide and 2.8’ high). It and the sign for the back of the building will be made of 4mm composite aluminum over a plastic core. The sign for the rear of the building will be 15 square feet in size (2.5’ wide and 6’ high). All four (4) of the previous signs will be on a white background with a shield shape outlined in black. The inside of the shield has the top half in blue with a player-piece in white in the center, and the lower half has a red background with a blue die with white outlines. The projecting sign has the name of the store above the shield in blue and black writing. The side wall sign has the name next to the shield, lettering also in blue and black. The rear sign has the lettering above and below the shield. The words in black are ‘Just’ and ‘Lexington’, and ‘Games’ will be in the blue. This is the same for all signs. The last requested sign is a custom neon open sign in the shape of a player-piece with Open diagonal in the middle. The center is in orange with the outline being blue. The sign is 3 square feet in size (1.5’ wide and 2’ high).
- 2) Applicant Statement – None. C. Alexander confirmed that the wall signs would be firm signs and not canvas signs. A. Bartenstein asked about to the two images in

the shield of the logo. Ms. Gance explained that the game piece, meeple, shows that they sell board games, and the iconic 20-sided die shows that they also have a variety of role-playing games there. C. Alexander asked about the placement of the sign for the rear of the building. Ms. Gance said she wanted it to be placed as high up as possible without exceeding the height limitations, to increase visibility.

- 3) Public Comment – None
- 4) Board Discussion & Decision – **C. Honsinger moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously (5/0).**

**OTHER BUSINESS:**

**ADJOURN:**

The meeting adjourned unanimously (A. Bartenstein/J. Goyette) at 5:00 p.m.

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C. Alexander, Chair Architectural Review Board

<b>Project Name</b>	New Signs for 3 W. Nelson Street
<b>Property Location</b>	3 W. Nelson Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	John Sheridan/Lauren McCaughrin

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### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and a new window sign at 3 W. Nelson Street.

#### *3 W. Nelson Street existing conditions*



The proposed projecting sign is a 30” x 30” circle with a 2”x30” rectangular sign attached at the base. The circular sign has a white background with a bright green edge. There is a character in a chef’s hat behind a green heart, color to match the outer edge of the circle, with a platter of food at the base of the heart. There is Metta Meals written in white with a black outline in the heart, and “made with love”

written in black underneath the image. The hanging rectangular sign is the same green with “Vegetarian World Cuisine” written in white with a black outline. These signs are made of diabond. The bracket appears to be a plain metal bracket.

The window sign has the same image from the circular sign in the center with photos of a variety of food around it. At the base of this sign is “Enjoy World Cuisine...Fresh & Delicious, Vegetarian & Organic Food” in black with a white outline on a yellow background. This signs is a vinyl with laminate.

### **ARB Considerations**

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

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

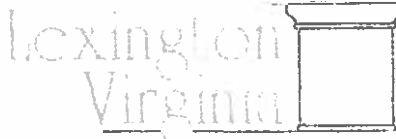
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city’s design guidelines.

Section 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 420-8.1, 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 Recommendation**

Staff recommends approval of the proposed projecting sign and wall sign as they do not violate any provisions of the zoning ordinance.



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

### SIGN PERMIT APPLICATION

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

Name: Lauren McCaughrin Phone: 323-309-9657

Company: Metta Meals, LLC Fax: N/A

Address: 3 West Nelson Street, Lexington, VA 24450 Email: laurenmccaughrin@gmail.com

Applicant's Signature:  Date: 10/10/20

#### Property Owner

Name: John Sheridan Phone: 540-463-4148

Address: \_\_\_\_\_ Email: johnsheridan74@gmail.com

Owner's Signature:  Date: 10/15/2020

#### Sign Contractor

Name: James Allen Phone: (540) 463-9232

Company: James Allen Printing Fax: Fax: (540) 463-9240

Address: 145 East Midland Trail, Lexington, VA 24450 Email: jamieallen@embarqmail.com

#### Proposal Information<sup>2</sup>

Address (or location description): 3 West Nelson Street, Lexington, VA 24450

Tax Map: 23-1-83 Deed Book and Page #: 439/468

Acreage: .07773 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: Restaurant

#### Overlay District:

- 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.

\*Fees Non Refundable



### Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Street Sign - 30 x 30 inch circle, 2 inches by 30 inches attached sign below			
Sign 2	Window Sign - 80 inches width x 48 inches Height			
Sign 3	Temporary Banner: 40 inches Width X 12 inches Height			

Street Frontage (width) of business space in feet 16

Street Frontage (width) of building in feet 59

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 \_\_\_\_\_ Height \_\_\_\_\_

Width \_\_\_\_\_ Height \_\_\_\_\_

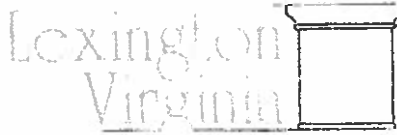
If a projecting sign, clearance from sidewalk: 10.5 feet

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 30 X 30 INCHES
- Lettering style and size "METTA MEALS IN CENTER" 20"x20", "MADE WITH LOVE" ON BOTTOM" 2.5"x10", "VEGETARIAN WORLD CUISINE" BELOW, 2"x20" (Cursive writing)
- How colors will be used Please see attached for color choices and use
- Photo showing building and adjoining structures Please see attached
- Exact wording layout of sign "METTA MEALS IN CENTER", "MADE WITH LOVE" ON BOTTOM", "VEGETARIAN WORLD CUISINE" BELOW
- Paint samples NO PAINT WAS USED, THE SIGN IS A DECAL
- Style of bracket, stand, and/or awning CHAIN



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Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

**THIS SECTION TO BE COMPLETED BY STAFF ONLY**

Application Fee: \$50 Amount Paid: 50.00 Case Number: HDCOA - 2020

Date Received: 10-15-2020 Received By: A. Glaeser

**Staff Review (non-Entrance Corridor or Historic District signs)**

- Approved
- Denied

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Planning and Development Director Date

**Action by Planning Commission (Entrance Corridor Signs)**

- Approved
- Denied

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Planning Commission Date

**Action by Architectural Review Board (Historic District Signs)**

- Approved
- Denied

Comments: \_\_\_\_\_

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\_\_\_\_\_  
Chairperson, Architectural Review Board Date





*Enjoy World Cuisine...Fresh & Delicious, Vegetarian & Organic Focused*