



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, July 15, 2021 at 4:30 P.M.
First Floor Meeting Room (Community Meeting 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 1, 2021 Minutes*
- 4. NEW BUSINESS:
 - A. **COA 2021-22: an application by Elizabeth M. Browning for a Certificate of Appropriateness for a new projecting sign for The Interior Castle at 6 S. Randolph Street, Tax Map # 23-12-7A, owned by Russell Harlow.**
 - 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 1, 2021 – 4:30 p.m.
First Floor – Community Meeting Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander, Chair
 R. LeBlanc, Vice-Chair
 A. Bartenstein
 C. Honsinger, Alternate A

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: E. Teaff
 J. Goyette
 B. Crawford, Alternate B

CALL TO ORDER:

C. Alexander called the meeting to order at 4:32 p.m.

AGENDA:

C. Alexander moved to move the elections of Chair and Vice-Chair to the end of the New Business agenda items. Items A & B were moved on the agenda to follow agenda item F and the Agenda was approved unanimously with that change. (C. Alexander/R. LeBlanc)

MINUTES:

Meeting minutes from June 3, 2021 were approved unanimously with a date correction noted by C. Alexander. (R. LeBlanc/C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-18: an application by John Gunner for a Certificate of Appropriateness for construction of a new garage at 305 S. Jefferson Street, Tax Map # 23-1-27, owned by Neel and Martha Ackerman.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness for the construction of a new garage at 305 S. Jefferson Street. The garage will be approximately 22 feet by 22 feet with a cedar shingle and brick veneer exterior. The shingles will be stained with Cabot semi-transparent Pacific gray siding stain and all exterior trim will be painted white (SWP 7004 Snowbound). The roof will be peaked, charcoal gray standing seam metal to match the house. A. Glaeser directed the Board's attention to the site plan, elevation drawings and detail sheets provided with the application for more detail. He noted that the light fixture is dark sky compliant and that the project meets setback requirements.

- 2) A. Bartenstein recused himself due to his involvement as a consultant on this project.
- 3) Applicant Statement – John Gunner, contractor, was present to answer the Board’s questions.
- 4) Public Comment –

Glaeser shared photos and read into the record an email he received from Bruce Brennan, 305 S. Jefferson Street, who could not attend the meeting:

Thank you for allowing us to comment on the proposed 2 story garage at 305 S. Jefferson Street. We hope you will agree that the height, mass and placement of this two-story, two car garage, clearly viewable from the street, fully covering the allowable space in the driveway from the setback, and at 16'8" much taller than most if not all other garages within this block is not appropriate for this residential historic district. While the application form does not reveal the height of the garage, nor show its placement in the shared driveway, I am sure your review of the plans will give you some sense. I hope you will also have access to computerized renderings showing the height and placement of this project before considering it.

My wife (Louise Gentry Brennan) and I live at 303 South Jefferson, sharing a property line and common driveway with the Ackerman’s at 305. We look forward to having them as neighbors and to continue the happy relations with adjoining neighbors that this common driveway has so often helped create. This is also a good opportunity for us to let them and you know how responsible and professional all the construction crew, under the direction and supervision of John Gunner and Josh Campbell, have been during this long process. They have been helpful, friendly and attentive to our use and needs as we all share a common space. And they all have known about our concerns about the mass and location of this new 22 foot wide and almost 17 foot high structure for some time, as have Mr. & Mrs. Ackerman. Now seems to be the time in the process for us to share those concerns you as you fulfill your responsibility to determine whether an accessory building of this height, mass and placement is appropriate in " its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood" and whether its " general exterior design, arrangement... when viewed from the public street,...." especially considering " including its height, mass, proportion and scale" is appropriate.

I attach photos of representative garages in the immediate vicinity of the proposed garage. None are as high nor as large as the proposed structure and none have the dramatic impact on the street view as would this 22' wide almost 17' high new building. We believe its current proposed height, mass and placement are indeed " incongruous with the historic and architectural aspects of its surroundings [and of] the character of the Residential Historic Neighborhood Conservation District. Your review of the attached photos, your understanding or review of the actually garage structures in this neighborhood, we hope, will assist you in understanding why this structure in this space is not appropriate. We certainly understand and expect that some garage, perhaps of lesser height, perhaps in a location less visible from the street or otherwise configured differently*

than as proposed will be both beneficial to the owners and appropriate for this historic district. We just think this proposals is not it and does not meet the standards of appropriateness that must guide your decision now.

It is not easy--or much fun-- to raise these observations and objections, especially as we begin a new relationship with new neighbors we hope will be a good one for many years to come. But approval now of a building out of character with the historic district and so readily within the street view--and changing that view so dramatically, will be a mistake that will last for decades--or even a century. And if approved now will most certainly be seen as a precedent for other such large and visible intrusions throughout the historic district having a cumulative effect far beyond that of allowing one large garage today.

For all these reasons we think you should not issue a certificate of appropriateness for this proposed a structure as now presented to you.

Thankyou for the opportunity to express our concerns.

Bruce & Louise Brennan

** There is a garage at 307 S. Jefferson that is wider (3 bays), but it is not viewable from the street and in any event only 1 story.*

Patrick Rhamey, 110 White Street – Mr. Rhamey said he was commenting as the son-in-law of the applicants and as a resident of the Residential Historic District who would one day like to have a detached garage. He explained the factors considered in determining the proposed placement of the garage which included the desire to retain a Chestnut tree located farther back on the property and the necessity of a wheel chair ramp between the garage and residence. He added that the garage must be sufficiently wide to allow for wheelchair access between the cars. He said he believes a detached garage would be less architecturally dominating than an attached garage, allowing for a lower roofline and a structure which is more consistent with the neighboring homes. He noted that the photographs provided by Mr. Brennan are mostly of attached garages, some of which are larger than the structure under consideration. Mr. Rhamey said he had counted 23 similarly sized or larger garages while walking around the neighborhood.

- 5) Board Discussion & Decision – C. Alexander questioned whether the garage’s exterior finish would match the residence and Mr. Gunner confirmed it would. R. LeBlanc reminded Board Members that the Board only has authority to approve the plans for the proposed garage and not the improvements to the house. Board Members LeBlanc and Alexander reviewed details of the proposed roof, door and window colors, and exterior light fixtures. In response to a question from C. Alexander, Mr. Gunner stated the pitched roof portion of the garage was a nod to the architecture of the house and the second story space beneath it would be small and used only for storage. There was discussion about how the proposed building’s height would impact views from neighboring properties, how its placement would affect access to the shared driveway, and its setback from the shared property line. R. LeBlanc noted that there are a significant number of out buildings in the neighborhood. R. LeBlanc asked if the City has any regulations concerning viewshed. A. Glaeser said, to his knowledge, there were no rules in the state granting property owners such rights. A. Glaeser asked how far back the garage would be from the front property line and Mr. Gunner responded the distance would be approximately 150 feet. R. LeBlanc posited that unless the Board was interested

in passing a new regulation disallowing accessory buildings in the Residential Historic District, its approval of such new structures had to be based on whether a proposal is harmonious or appropriate with its surroundings. She indicated that she would not be comfortable with disallowing construction of accessory buildings and believed this proposal was attractive and appropriate. C. Honsinger agreed that the plans are very attractive. **R. LeBlanc moved to approve the application as presented, provided the finishing details match the house. C. Honsinger seconded and the motion passed unanimously (3/0).**

B. COA 2021-19: an application by Robert Miller for a Certificate of Appropriateness for new signage for Body Ease Physical Therapy at 17 S. Randolph Street, Tax Map #23-1-189, owned by Sherry Klein

- 1) Staff Report - This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and new wall sign for Body Ease Physical Therapy at 17 S. Randolph Street. A double-sided, wooden projecting sign is proposed to hang from the existing sign bracket. It will be 6 square feet (3 feet wide and 2 feet high). It is the same sign that was approved when the business was located at 10 S. Randolph Street. The proposed wall sign will be 12 square feet (4 feet wide and 3 feet high) and will be mounted to the right of the business entrance. It will be made of a white PVC material with burgundy lettering and graphic. The proposal meets zoning criteria.
- 2) Applicant Statement - None
- 3) Public Comment - None
- 4) Board Discussion & Decision – **C. Honsinger moved to approve the application as presented. R. LeBlanc seconded and the motion passed unanimously (4-0).**

C. COA 2021-20: an application by Courtney Cabaniss for a Certificate of Appropriateness for new window signage for Electric Pilates at 22 W. Nelson Street, Tax Map #23-1-89, owned by 22 WN LLC.

- 1) Staff Report - This is an application to approve a Certificate of Appropriateness (COA) for three new window signs for the Electric Pilates business at 22 West Nelson Street. Three new window signs are proposed to be applied to the interior surface of the bottoms of the three lower window panes facing Jefferson Street. The proposed signs are in keeping with the previously approved signage located on the Nelson Street façade and meet zoning requirements.
- 2) Applicant Statement - None
- 3) Public Comment - None
- 4) Board Discussion & Decision – **R. LeBlanc moved to approve the application as presented. C. Honsinger seconded and the motion passed unanimously (4-0).**

D. COA 2021-21: an application by H. E. Ravenhorst for a Certificate of Appropriateness for alteration of the cupola of the Troubadour Building at 36 N. Main Street, Tax Map #16-1-62, owned by Troubadour, LLC.

- 1) Staff Report - This is an application to approve a Certificate of Appropriateness (COA) for the alteration of the cupola on the Troubadour Building located at 36 North Main Street. The applicant proposes covering the cupola with white prefinished PVC louvered shutters, fitted to the existing openings and painting the remainder of the cupola Sherwin Williams “Morning Sun” to match the rest of the building.
- 2) Applicant Statement – H. E. Ravenhorst, architect, explained that the original shutters remain on the building but must now be encapsulated to prevent heat loss. The owner wishes to recreate the appearance of the original wooden louvered shutters by attaching custom fiberglass shutters to the exterior of the cupola. C. Alexander asked if the color of the roof would change. Mr. Ravenhorst answered that the only color change would be the addition of the shutters which are to be white. In response to questions from C. Honsinger, Mr. Ravenhorst confirmed that, though several of its original features remain intact, the cupola is sealed on the outside. He explained the proposed shutters are intended to resemble the original look of the building and would be purely aesthetic.
- 3) Public Comment - None
- 4) Board Discussion & Decision – **R. LeBlanc moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously (4-0).**

E. Elect Chairperson

- 1) **Nominations** – C. Alexander was nominated to serve a second term as Chair.
- 2) **Motion & Vote** – **R. LeBlanc moved to elect C. Alexander as Chairperson. C. Honsinger seconded and the motion passed unanimously (4-0).**

F. Elect Vice-chairperson

- 1) **Nominations** – R. LeBlanc was nominated to serve a second term as Vice-Chair.
- 2) **Motion & Vote** – **A. Bartenstein moved to elect R. LeBlanc as Vice-Chair. C. Honsinger seconded and the motion passed unanimously (4-0).**

OTHER BUSINESS:

C. Alexander indicated that she may have difficulty with the 4:30 meeting time once the school year begins. R. LeBlanc informed the Board that she would be absent for both August meetings

ADJOURN:

The meeting adjourned unanimously (R. LeBlanc/A. Bartenstein) at 5:20 p.m.

R. LeBlanc, Chair, Architectural Review Board

Project Name	New projecting sign for The Interior Castle
Property Location	6 South Randolph Street
Zoning	C-1 (Commercial District (Central Business) and Historic Downtown Preservation District
Owner/Applicant	Russell Harlow/Elizabeth M. Browning

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign at 6 South Randolph Street.

6 S. Randolph Street existing conditions



The proposed projecting sign is a 30 inch diameter circle with Rich Brown (PMS P 39-16 C) lettering and graphic on a Cream (PMS P 7-1 C) background. It is to be made of Komacel (outdoor PVC) with laminated print and will be hung from the existing bracket. The sign will not be illuminated.

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):

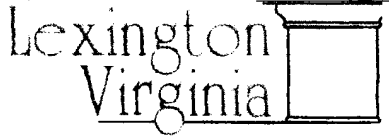
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or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



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

6/30/21

SIGN PERMIT APPLICATION

Applicant¹

Name: Elizabeth M. Browning Phone: 928 606 2682

Company: The Interior Castle Fax: _____

Address: 6 S. Randolph St Email: emai16@aol.com

Applicant's Signature: Elizabeth M. Browning Date: 6/28/2021

Property Owner

Name: Bennet Harlow Phone: 540.460.7564

Address: 106 W. Preston St. Email: harlows4@gmail.com

Owner's Signature: Bennet Harlow Date: 6-23-21

Sign Contractor

Name: Melissa Hundley Phone: 540 620 1216

Company: Bear Mountain Signs Fax: _____

Address: 422 E. Ridgeway St. Clifton Forge VA 24422 Email: bearmountainva@gmail.com

Proposal Information²

Address (or location description): 6 S. Randolph St.

Tax Map: 23-12-7A Deed Book and Page #: n/a

Acreage: n/a Zoning (attach any existing conditions or proffers): C1 historic central business district

Property Doing Business As: Interior Castle

Overlay District: district

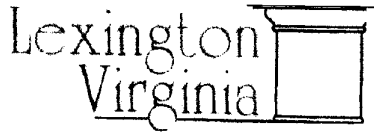
- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

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.

NON REFUNDABLE

1 Home address:
222 Cedarford Lane
Natural Bridge, VA 24578

Vendor produced the Lexington Chamber of Commerce sign.



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 Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Projecting</u>	<u>7.5^{sq}</u>	<u>30"</u>	<u>30"</u>
Sign 2	_____	_____	_____	_____
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet 49'

Street Frontage (width) of building in feet 49'

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: greater than 8' feet

What materials will be used? Komacel (outdoor PVC) 3/4" thick.
Laminated print.

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 (including paint chips and/or color codes)
- Style of bracket, stand, and/or awning Existing bracket will be used.

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$50 Amount Paid: _____ Case Number: _____ - _____ - _____

Date Received: _____ Received By: _____

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: _____

Chairperson, Architectural Review Board _____ Date

Sign Design and Color

30-inch circle sign



existing bracket



Rich Brown - PMS P 39-16 C
Cream - PMS P 7-1 C

