



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, August 19, 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. August 5, 2021 Minutes*
4. NEW BUSINESS:
 - A. **COA 2021-23: an application by Stacy M. Stevens for a Certificate of Appropriateness for a new wall sign for 11 E. Nelson Street, Tax Map #23-1-182, owned by Rockbridge Lodge #58 I.O.O.F.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
 - A. Discussion of Small Cell Zoning Text Amendment
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, August 5, 2021 – 4:30 p.m.
First Floor – Community Meeting Room
Lexington City Hall
MINUTES**

Architectural Review Board:

Present: C. Alexander, Chair
A. Bartenstein
C. Honsinger, Alternate A
B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director

Absent: R. LeBlanc, Vice-Chair
J. Goyette
E. Teaff

CALL TO ORDER:

C. Alexander called the meeting to order at 4:30 p.m.

AGENDA:

The Agenda was approved unanimously. (C. Honsinger/A. Bartenstein)

MINUTES:

Meeting minutes from July 15, 2021 were approved unanimously. (C. Honsinger/C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-23: an application by Stacy M. Stevens for a Certificate of Appropriateness for a new wall sign for 11 E. Nelson Street, Tax Map # 23-1-182, owned by Rockbridge Lodge #58 I.O.O.F.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign at 11 East Nelson Street. The proposed wall sign will be a 0.67 square foot (12 inches wide and 8 inches high) mounted bronze dedication plaque. It will have a single beveled edge and will be dark oxide in color. The text lettering will be in 24 pt. – 72 pt. Times New Roman font. An image of a similarly designed wall sign is included in the application, as is the text to be applied to the sign. The proposed wall sign would be in addition to two existing projecting signs currently displayed on the building for Blue Ridge Taps and Odd fellows. The proposal meets zoning criteria.
- 2) Applicant Statement – None.
- 3) Public Comment – None
- 4) Board Discussion & Decision – B. Crawford questioned the precedent of approval

of dedication plaques and C. Alexander stated the Board has approved plaques in the past. After further discussion, the Board agreed to defer its decision for this application and to request additional information, particularly with respect to the proposed location of the plaque and how it would be mounted to the building.

B. COA 2021-24: an application by Judith B. Cain for a Certificate of Appropriateness for a new projecting sign for Bistro on Main at 8 N. Main Street, Tax Map #16-1-53, owned by Eight North Main, LLC.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a replacement projecting sign for Bistro on Main at 8 North Main Street. The proposal is to replace the existing projecting sign with a new double-sided, expanded PVC sign with laminated digital decals applied to both sides and with painted/sealed edges. The sign will be 11.5 square feet (4.5 feet wide and 2.55 feet high) and will hang from the existing sign bracket. The sign will be illuminated in the same manner as the existing sign. The proposal meets zoning criteria.
- 2) Applicant Statement – Donelle DeWitt, sign designer, explained that the new sign would better match the existing window signs and would provide an update.
- 3) Public Comment – None.
- 4) Board Discussion & Decision – **C. Honsinger moved to approve the application as presented. B. Crawford seconded and the motion passed unanimously. (4/0)**

OTHER BUSINESS:

None.

ADJOURN:

The meeting adjourned unanimously (B. Crawford/A. Bartenstein) at 4:52 p.m.

C. Alexander, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA
COA 2021-23 11 E. Nelson St. Wall Sign

Project Name	New Wall Sign for 11 E. Nelson Street
Property Location	11 E. Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Rockbridge Lodge #58 I.O.O.F./Stacy M. Stevens

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign at 11 East Nelson Street.

11 E. Nelson Street existing conditions



The proposed wall sign will be a 0.67 square foot (12 inches wide and 8 inches high) mounted bronze dedication plaque. It will have a single beveled edge and will be dark oxide in color. The text lettering will be in 24 pt. – 72 pt. Times New Roman font. An image of a similarly designed wall sign is included in the application, as is the text to be applied to the sign.

The proposed wall sign would be in addition to two existing projecting signs currently displayed on the building for Blue Ridge Taps and Odd Fellows. The dimensions of the existing signs are: 6 sq. ft. (3 feet wide and 2 feet high) for Blue Ridge Taps, and 7.5 sq. ft. (3 feet wide and 2.5 feet high) for Odd Fellows.

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.

History

On August 5, 2021, the ARB deferred its decision and requested additional information about the proposed location for the plaque and how it would be mounted to the face of the building. The plaque is proposed to be perfectly centered on the wall to the left of the windows, as approximated by the taped area in the photo below. The plaque will be mounted using the “Solid Wall Mount” method, as described in the mounting details included with the supplemented application. The plaque will project from the building surface only by its depth (approximately 1/4” – 1/2”). An image of a similarly mounted plaque is also included in the supplemented application.

Proposed plaque location





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

Applicant¹

Name: Stacy M. Stevens Phone: 540-817-1927

Company: Rockbridge Lodge #58 I.O.O.F. Fax: N/A

Address: 150 Anderson Farm Road, Rockbr Paths, VA 24473 Email: sstevens@bankofbotetourt.com

Applicant's Signature:  Date: 8/2/21

Property Owner

Name: Rockbridge Lodge #58 I.O.O.F. Phone: 540-817-1927

Address: 11 E. Nelson Street, Lex. Va 24450 Email: sstevens@bankofbotetourt.com

Owner's Signature: _____ Date: _____

Sign Contractor

Name: N/A - Self-sourced and Self-Installed Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Proposal Information²

Address (or location description): 11 E. Nelson, front of bldg, on left (facing), standard height (54")

Tax Map: Tax Map# 23 1 182 Deed Book and Page #: _____

Acreage: .075 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: N/A

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

RECEIVED
7-13-21



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>Building Dedication/Naming Plaque</u>	<u>.67</u>	<u>12"</u>	<u>8"</u> *
Sign 2	_____	_____	_____	_____
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet 22' (2nd Floor)

Street Frontage (width) of building in feet 22'

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 3' Height 2' (Protruding sign #1 - BRT)

Width 3' Height 2.5' (Protruding sign #2 - I.O.O.F.)

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? Bronze w/single beveled edge

Will the sign be illuminated? Yes No

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

- Dimensions of sign 8"x12" *
- Lettering style and size Times New Roman, 24pt - 72pt
- How colors will be used Dark oxide
- Photo showing building and adjoining structures
- Exact wording layout of sign See attached. *
- Paint samples
- Style of bracket, stand, and/or awning Blind Stud Mount *



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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: \$50⁰⁰ Case Number: HD COA - 2021 - 23

Date Received: 7-13-21 Received By: [Signature]

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

Dedicated to
John N. Novinson

Upon his retirement, after 33 years of
service with the Village of Northbrook.

In recognition for his
pioneering environmental work
and 18 years as Village Manager.

May 2, 2008

The Conner Building

Dedicated to A. Harold Conner

In honor of his 62 years of service to the Odd Fellows.

Were it not for his effort, talent and commitment,
applied selflessly for the benefit of the Brothers
and Sisters of this Lodge and our community, this
building would not stand or function so well.

Month Day, 2021



(/view_cart.asp)

(/)

SEARCH

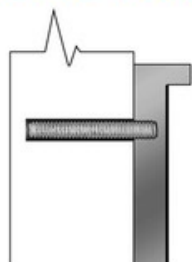


Home (/) | Product Information (/product-information-for-ourcornermarket.com) |
Bronze /Aluminum Plaques (/Bronze-Aluminum-Plaques_ep_110-1.html) |
Mounting (/Mounting-_ep_115-1.html)

MOUNTING

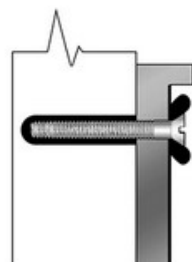
MOUNTING YOUR BRONZE OR ALUMINUM PLAQUE (Products with GM- Prefix)

SURFACE MOUNTS



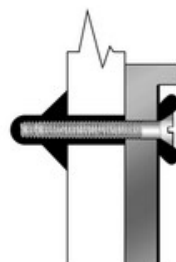
Blind Mount

(Type A) Threaded rods screw into back of plaque or boss and are inserted into cement-filled holes.



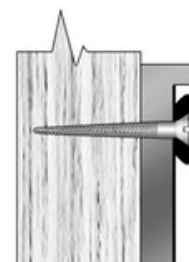
Solid Wall Mount

(Type B) Machine screws through optional rosettes into cement-filled holes. Lead shields available for masonry.



Hollow Wall Mount

(Type C) Installation using toggle bolts with optional rosettes for hollow or drywall mount.



Wood Mount

(Type D) Installation into wood surfaces using wood screws and optional rosettes.

BLIND MOUNT (TYPE A)

The most common configuration of a bronze plaque is the blind mount. The blind mount has 4 studs, one at each corner. About 90% of these plaques are ordered with blind mounts. (Rosettes are optional with blind mounts because there are no screw heads showing.) What we do: We drill and tap the back of the plaque to receive thread studs. What you do: Press the studs into pre-drilled wall holes and secure with adhesive and/or anchors - based on the wall type. Studs can be aligned in-line for brick or block mortar. If you need this, include the request with the information that you email for creating the plaque.

Bench plaques: There are some small narrow plaques that can be ordered with *two* studs, one in the center of each side. We suggest using blind mount studs (A) for most benches. You can also use two #6 machine screws (Type B Option). The blind mount studs can go through the bench and secured with the nut and screw. The studs can be sawed off for the desired length. The blind mount studs don't have exposed screws

heads. It is recommended that rosettes not be used. On a small plaque, the lettering has to be smaller to allow for the rosettes and, in vandalism situations, the rosettes can be removed and only the glue will remain on the plaque. Bench plaques can be ordered here: Bronze Plaque - Narrow for Benches & Small Areas (product.asp?itemid=1375) or Custom Aluminum Plaque - Narrow for Benches & Small Areas (product.asp?itemid=3715)

Blind Mount - Bosses and Studs

Threaded rods screw into back of plaque or boss and are inserted into cement-filled holes.

The standard length of the stud is 3". However, the following stud lengths are available: 2", 1.5" or 1". If you want a length other than 3", enter 2", 1.5" or 1" stud length in the Comments section of the Order form. You can also cut the stud length when you receive it. Rosettes are not recommended with blind mounts. The stud diameter is 3/16" for plaques up to 18"x 20". Plaques over 18"x 20" have .25" diameter.

Recommended Uses:

- Brick walls
- Stone walls
- Masonry surfaces, including stone benches. If the surface is not flat, you may want to use Type B with anchors.
- Flat rocks (use silicone to hold the stud in place). If the surface is not flat, you may want to use Type B with anchors.
- Plastic benches (provide depth for screw in Comments section of the Order form.)
- Interior dry wall (while a through hole mount with toggle bolts is ideal for drywall installation, sometimes this is not possible and a blind stud mount is required. Please see instruction link below.)

Installation

1. Create a paper template outline of the reverse side of the plaque, marking on the paper where the holes are on the plaque. Then, mark the wall where the holes should be drilled.
2. Measure, level and mark the the drill holes in the surface of the building or wall.
3. Drill holes slightly larger than the diameter of the threaded studs.
4. Hand-tighten the four threaded studs into the plaque. Fill the drilled holes with industrial-grade silicone epoxy or quickset cement. Place the studs into the holes. Let the epoxy set according to the manufacturer directions. If you have access from the back, you can request washers and nuts from us. (Enter it in the Comments section of the Order form.)



* Click here for Blind Mount Installation Detailed Instructions

- Blind Mount Installation Instructions for Brick or Block (infopage.asp?page=252&extra=1)
- Blind Mount Installation Instructions for Drywall (infopage.asp?page=253&extra=1)

SOLID WALL MOUNT (TYPE B)

Machine screws through optional rosettes into cement-filled holes. *Lead shields* available for masonry and can be requested in Comments section of the Order form.

Machine screws with masonry anchors can be used to mount plaques on that are uneven. For uneven surfaces, select Option B on the order form (screws with anchors). The screws are 1.5" long. The surface should be as smooth as possible. The screw goes through the face of the plaque and tightening the screw head causes the anchor to expand and hold in plaque. Rosettes to cover the screw heads are optional. See installation instructions for Stud Mount (Type A).

Recommended Uses

- Drywall
- Hollow tile
- Cement block
- Wood paneling over stud construction
- Uneven rock surface

Installation

1. Create a paper template outline of the reverse side of the plaque, marking on the paper where the holes are on the plaque. Then, mark the wall where the holes should be drilled.
2. Drill holes.
3. Insert screws.
4. Hand-tighten the screws and then tighten with a screw driver.
5. If rosettes are provided, glue the rosettes over the screw head.

HOLLOW WALL MOUNT (TYPE C)

Installation using toggle bolts/wings countersunk with optional rosettes for hollow or drywall mount. Holes are drilled through the face of the bronze plaque for toggle bolts. Toggle bolts are threaded machine screws 3" to 6" long with spring-loaded butterflies that fold up and pass through the wall holes. ***Please enter the wall thickness in the Comments section of the Order form.*** If you have access from the back, you can request washers and nuts in the Comments section of the Order form. (Rosettes are not used with blind mounts, Type A.) If vandalism is a concern, we recommend using blind mount studs without rosettes.

1. Create a paper template outline of the reverse side of the plaque, marking on the paper where the holes are on the plaque. Then, mark the wall where the holes should be drilled.
2. Drill holes through the wall large enough to accommodate the butterfly assembly.
3. Insert the machine screws through the bronze plaque and screw on each butterfly. Fold the butterfly assemblies and insert them through the hole until the wings spring open inside the hollow surface.



4. Pull back the screw heads to press the butterfly against the inside wall.

WOOD MOUNT (TYPE D)

Holes are drilled through the plaque and countersunk to accept flat head wood screws. If rosettes are used, use a larger head to accept a rosette cover.

Recommended Uses

Use for mounting to:

- Wood walls
- Plaster walls (no bigger than 11.5" x 8")

Installation

1. Using the plaque's holes as a template, drill wall holes
2. Insert wood screws through the plaque holes and tighten with a screwdriver.
3. If rosette covers are provided, glue the rosettes over the screw head.

SPECIAL MOUNTING

Poured Foundation

If the plaque will be mounted in a poured foundation (no slab, block or pad yet), request a hook option in the Comments section of the Order form. The hooks are similar to the studs, except that a hook replaces the threaded end. Before the foundation sets, the hooks are screwed into the back of the plaque and set into the cement before it dries. This eliminates the use of epoxy.

Walkway Installation

If your plaque will be walked on, we have a special process. Instead of painting the background as we normally do, we use a chemical oxidation process to darken the background from the raised polished letters and border to withstand pedestrian traffic better. Bronze doesn't shrink or expand after being cast. Some customers seal or grout the edges around the plaque, but only to fill in the gap against dirt and debris for aesthetic purposes. Contact us for a custom quote.

Stake Mount



GARDEN STAKE MOUNT

Machine screws are inserted through 5/16"-thick black anodized stakes into the back of the plaque. Maximum plaque size is 12" x 8" for one stake or 20" x 8" for two stakes. Available in heights of 24", 36" and 48".



----- Click here for larger image. (<https://www.ourcornermarket.com/infopage.asp?page=251&extra=1>)

Insert the machine screws through the stakes to attach the stake to the the back of the plaque. The stake is bent to display your plaque at a 45 degree angle. The plaque height can be adjusted by changed the depth of the stake in the ground. (Normally 12"-14" is buried in the ground.) Plaques that are 20" W or more should have two stakes.

Custom mount on site: As an alternative, we can place 4 studs/bosses in the center (10" apart that can be used by a local welder to use to attach it to a post. Studs can also be unscrewed for flat-mounting to a flat surface.

POST MOUNT



POST MOUNT

Black painted aluminum brackets are attached to the back of the plaque with machine screws. An aluminum square post bolts into the bracket at a 45° or 90° angle. Plaques over 24" wide require two posts. Posts are available in heights of 6' or 8'. A 1"-wide post is recommended for plaques up to 250 square inches, 1-1/2" for plaques up to 450 square inches, and 2" for plaques up to 720 square inches.

MOUNTING HELP

If you don't have anyone to help mount your plaque, we suggest asking a local hardware store for a contractor's name.

ADHESIVE

Adhesive only mounting on large bronze plaques is not recommended. For example, a 12" x 10" plaque weighs 12 lbs. Any damage resulting from plaque falling is not covered by the manufacturer's warranty.

WALKING ON PLAQUES

Walking on bronze or aluminum plaques is not recommended and is not covered by the manufacturer's warranty.

POSTS - CUSTOM

The following custom posts are available. Contact info@ourcornermarket.com for information.



Post Mounts Custom



Installer specs for professional installers available with order.

ROSETTES AND TOGGLES

ROSETTES

Rosettes are decorative covers for the screw heads in each corner of bronze and aluminum plaques (included in the price). Rosettes are available in 1/2", 3/4", 1" and 1-1/2" diameters. Rosettes with highlights are oxidized, aluminum rosettes are bead blasted. Screw heads are painted to match plaque background.



R-1



R-2



R-3



R-4*



R-5



R-6



R-7*

* 1" and 1-1/2" only

Quick Links



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Oval Bronze Plaque