



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, September 16, 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. September 2, 2021 Minutes*
- 4. NEW BUSINESS:
 - A. COA 2021-26: an application by Diane Myshka for a Certificate of Appropriateness for a new projecting sign and window sign at 116 N. Main Street, Tax Map #17-3-B, owned by Investment, LLC.**
 - 1) Staff Report
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. COA 2021-27: an application by Tommy Stuart for a Certificate of Appropriateness for new signage and exterior painting and improvements at 5 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
 - A. Discussion of Small Cell Zoning Text Amendment – addition to Design Guidelines
 - 1) Staff Report*
 - 2) Public Comment
 - 3) Board Discussion & Recommendation
- 6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, September 2, 2021 – 4:30 p.m.
First Floor – Community Meeting Room
Lexington City Hall
MINUTES**

Architectural Review Board:

Present: A. Bartenstein
E. Teaff
C. Honsinger, Alternate A
B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: C. Alexander, Chair
R. LeBlanc, Vice-Chair
J. Goyette

CALL TO ORDER:

A. Bartenstein called the meeting to order at 4:32 p.m.

AGENDA:

The Agenda was approved unanimously as amended by A. Bartenstein. (C. Honsinger/E. Teaff)

MINUTES:

Meeting minutes from August 19, 2021 were approved unanimously. (C. Honsinger/E. Teaff)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-23: an application by Janet Simon for a Certificate of Appropriateness for a new shed at 7 Jordan Street, Tax Map # 22-12-2, owned by Andrew and Janet Simon.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new shed at 7 Jordan Street. The proposed shed is a 12 feet by 16 feet Villa style Miller's Storage Building. It will have tabby gray wood siding with white trim to match the residence, double doors stained a dark brown, and a pewter gray asphalt shingle roof. There will be a window on either side of the double doors and a window on the side of the shed facing Jordan Street. A rough plan and descriptive materials are included in the application. The proposal meets zoning criteria.

- 2) Applicant Statement – Janet and Andrew Simon, 7 Jordan Street – explained that the shed would not have a foundation but would rest on a crushed gravel pad with a grassed lawn area between it and the house. They described the proposed location and orientation of the shed with respect to the street, residence and back yard. They emphasized that each of the shed’s stylistic elements had been chosen to mirror the character of the residence and the historic nature of the neighborhood. A. Bartenstein said he had gone to the site and did not believe the shed would be very visible from the street. In response to questions from A. Bartenstein, the applicants clarified that the shed would not be used as a garage.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B. Crawford moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously. (4/0)**

OTHER BUSINESS:

- A. Discussion of Small Cell Zoning Text Amendment – addition to Design Guidelines
 - 1) Staff Report – A. Glaeser provided an introduction to small cell facilities and a brief explanation of the intent behind this zoning amendment and why it is necessary. He explained the proposed structure of the amendment which includes an addition to the Historic Districts Design Guidelines. The Planning Commission has requested the Board provide it with a first draft of the amendment to the Design Guidelines using language adopted by the Town of Middleburg as a template. There was discussion about the size, dimensions, and appearance of small cell facilities. There was discussion about the possible need to change the Board’s regulatory abilities in the Residential Historic District to ensure its ability to enforce the new guidelines in that district. A. Glaeser then led the Board through the Middleburg Historic District Design Guidelines for “small cell facilities and other wireless antennas and infrastructure” on a line by line basis. B. Crawford suggested the first line express a preference for undergrounding small cell facilities. A. Bartenstein suggested adding the word “minimal” immediately before the word “requirements” in lines 2 and 3. A. Bartenstein suggested adding the word “directly” to line 5 immediately after the word “facilities.” B. Crawford suggested line 6 be amended so as not to use the word “front” for the purposes of orientation. A. Glaeser suggested that it specify that such facilities should not be visible from the public right-of-way. The Board discussed various possible changes to the wording of line 7. A. Glaeser suggested Board Members submit suggested wording changes in writing prior to their next meeting so that staff may compile the suggestions for review. C. Honsinger suggested that the guidelines not try to anticipate every potential problem and be adopted with minimal changes, with the understanding that the Board would be reviewing each application on an individual basis.
 - 2) Public Comment – None.

ADJOURN:

The meeting adjourned unanimously (C. Honsinger/A. Bartenstein) at 5:28 p.m.

A. Bartenstein, Architectural Review Board

| | |
|--------------------------|---|
| Project Name | New signage for Next Level Hearing |
| Property Location | 116 N. Main St. |
| Zoning | C-1 (Commercial District (Central Business) and Historic Downtown Preservation District |
| Owner/Applicant | Investment LLC/Diane Myshka |

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and new window sign for Next Level Hearing at 116 N. Main Street.

116 N. Main Street existing conditions



The proposed, circular projecting sign is 26 inches in diameter and made of a double-sided PVC material with digital decals and painted and sealed edges. It features blue text and graphics on a white background and will hang from a previously approved sign bracket. The sign will not be illuminated.

The proposed new window sign is a vinyl 24 inch by 28 inch rectangle with a vertical orientation, applied to the lower middle window pane. It features white text and graphics on a clear background.

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):

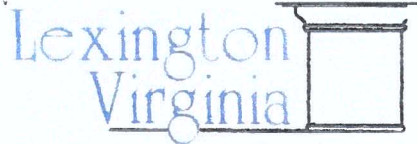
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or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

Next Level Hearing

7
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: Diane Myshka Phone: 913-588-7266
Company: Alpaca Audiology Fax: N/A
Address: 115rt 4th Bldg G 2nd Fl Email: dmyshka@alpacaaudiology.com
Mountain Lakes, NJ
Applicant's Signature: Diane Myshka Date: 9/1/21

Property Owner

Name: Laura Bennett / Investment LLC Phone: 540-460-9706
Address: 620 Gallery path Email: N/A
Natural Bridge 24578
Owner's Signature: Laura Bennett Date: 9/1/21

Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045
Company: DDGA&I Fax: _____
Address: 94 Little House Lane, Lexington, VA Email: donelle888@mac.com

Proposal Information²

Address (or location description): 116 N. Main St., Lex
Tax Map: 17-3-B Deed Book and Page #: _____
Acreage: _____ Zoning (attach any existing conditions or proffers): _____
Property Doing Business As: _____

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.

Sign Information

| | <u>Sign Type</u> | <u>Square Feet</u> | <u>Width</u> | <u>Height</u> |
|--------|---------------------|-------------------------|-----------------|---------------|
| Sign 1 | <u>Projecting</u> | <u>4.7^{sq}</u> | <u>26" down</u> | |
| Sign 2 | <u>Window vinyl</u> | <u>4.6^{sq}</u> | <u>24"</u> | <u>28"</u> |
| Sign 3 | _____ | _____ | _____ | _____ |

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in 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 _____

Height _____

Width _____

Height _____

JD Sclar, Healing Therapies
~~under awning~~
~~mostly hidden from view~~

If a projecting sign, clearance from sidewalk: =/> 8' feet

What materials will be used? Expanded PVC, Digital Decals, Vinyl, Painted and sealed edges

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



white vinyl on tinted glass
window: 24" x 28"



digital decals double-sided
on 26" diameter PVC circle



Donelle

Graphic Design & Signs of all Kinds!
540-460-2045
donelle888@mac.com

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-27 5 W. Nelson Street Exterior Improvements & Signage**

| | |
|--------------------------|---|
| Project Name | Exterior Improvements and Signage for <i>Tommy's Arcade</i> |
| Property Location | 5 West Nelson Street |
| Zoning | C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District |
| Owner/Applicant | John Sheridan / Thomas Stuart |

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage for the Tommy's Arcade business at 5 West Nelson Street.

13 W. Nelson Street existing conditions



The improvements proposed consist of replacing the awning with one from the Sunnyside Awning Company in “Red Tweed,” and repainting the portion of storefront beneath the awning. The trim color proposed is Benjamin Moore White Dove and the entry door color proposed is Benjamin Moore Athens Blue.

There are three window signs and one internally illuminated sign proposed. The first window sign is to be applied to the storefront glass and is 60” by 6” (2.5 square feet in area). This window sign is to feature “Tommy’s Game Center” in katakana font on white vinyl. The second window sign is to be a 20” by 16” white calendar marker board (2.22 square feet in area) to be hung inside the window. The third window sign is to be applied to the door glass and is 18” by 7.2” (0.9 square feet in area). It is to be a vinyl sign with blue and white text on a red background. The internally illuminated neon “Tommy’s” sign is to be approximately 36” by 12” (3 square feet in area) and hung inside the street-facing storefront glass.

A new projecting sign and sign bracket are also proposed. The sign is to be 40” by 16” double sided, expanded PVC material with laminated digital decals applied to both sides and painted and sealed edges. The projecting sign is to have a white border with blue and white text on a red background. The sign bracket is to be a 40” modular steel bracket with adjustable rings and a 3” steel ball finial. It will have a textured black powder coat finish. An illustration of the proposed exterior improvements and signage is included in the attached application.

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 420-151, 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.



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: THOMAS STUART Phone: (908) 938-3740

Company: TOMMY'S ARCADE LLC Fax: _____

Address: 5 W. Nelson St. Lexington, VA Email: boss@tommysarcade.com

Applicant's Signature: [Signature] Date: 8-31-2021

Property Owner

Name: John Sheridan Phone: 540-466-1449

Address: 565 Waterloo Drive Lexington Email: johnsheridan74@gmail.com

Owner's Signature: [Signature] Date: 9/1/2021

Sign Contractor

Name: Donelle Dewitt Phone: 540 460 2045

Company: DDGA&I Fax: _____

Address: 94 Little House Ln., Lex Email: donelle888@mac.com

Proposal Information²

Address (or location description): _____

Tax Map: 23-1-83 Deed Book and Page #: _____

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

Property Doing Business As: _____

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 | <u>Projecting</u> | <u>4.44^{sq}</u> | <u>40"</u> | <u>16"</u> |
| Sign 2 | <u>Window wrap</u> | <u>0.9^{sq}</u> | <u>18"</u> | <u>7.2"</u> |
| Sign 3 | _____ | _____ | _____ | _____ |

Street Frontage (width) of business space in feet 12'

Street Frontage (width) of building in feet 12'

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 12' x 12'~~
~~height 12'~~
~~mostly hidden from view~~

Width _____

Height _____

If a projecting sign, clearance from sidewalk: => 8' feet

What materials will be used? Expanded PVC, Digital Decals, Vinyl, Painted and sealed edges

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



www.lexingtonva.gov

Tommy's
Arcade
see additional
form pages

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Thomas Stuart Phone: 908 938 3740
Company: Tommy's Arcade Fax: _____
Address: 5 W. Nelson St., Lex Email: bss@tommysarcade.com
Applicant's Signature: _____ Date: 8-31-2024

Property Owner

Name: John Sheridan Phone: 540 460 1449
Address: 565 Waterloo Dr. Lex Email: johnsheridan74@gmail.com
Owner's Signature: _____ Date: 9/1/24

Architect/Designer

Name: Donelle DeWitt Phone: 540 460 2045
Company: DDGA&I, LLC Fax: _____
Address: 94 Little House Ln., Lex Email: donelle888@mac.com

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 28, Article XVII and Article XVIII 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.



Tommy's Arcade

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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

www.lexingtonva.gov

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 5 W. Nelson St., Lex

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: Tommy's Arcade

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

Tommy's Arcade

Tommy Stuart

Linear Frontage = 12'

PROJECTING SIGN:

40" x 16" (4.44 sq. ft.)

double-sided, expanded PVC, laminated digital decals applied both sides. Painted/sealed edges.

DOOR GLASS VINYL:

18" x 7.2" (0.9 sq. ft.)



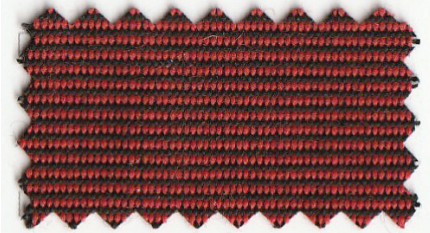
Prepared by



Donelle DeWitt
 Graphic Arts &
 Illustration, LLC
 A Local Professional
 Design Studio

*Logo Design, Desktop Publishing,
 Signs, Banners & more*

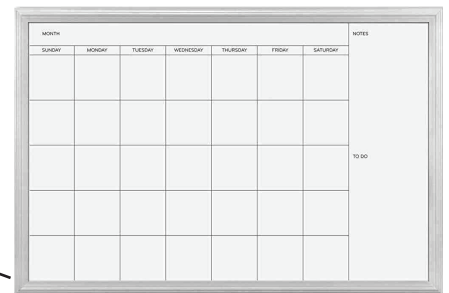
Cell: 540-460-2045
donelle888@mac.com



Red Tweed [P]
T407/11-47 | T407/11-60
Sunnyside Awning Company

Total glass: 85.9 sq ft
Front: 83" H x 70" W
Entrance Vestibule: 83" H x 55" W
Door Glass: 80" H x 25" W

Benjamin Moore "Athens Blue"



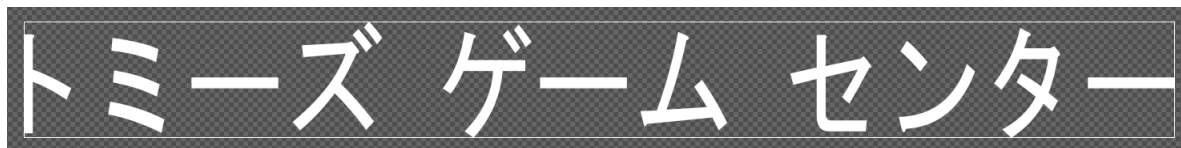
20" x 16" marker board
attached to inside of glass

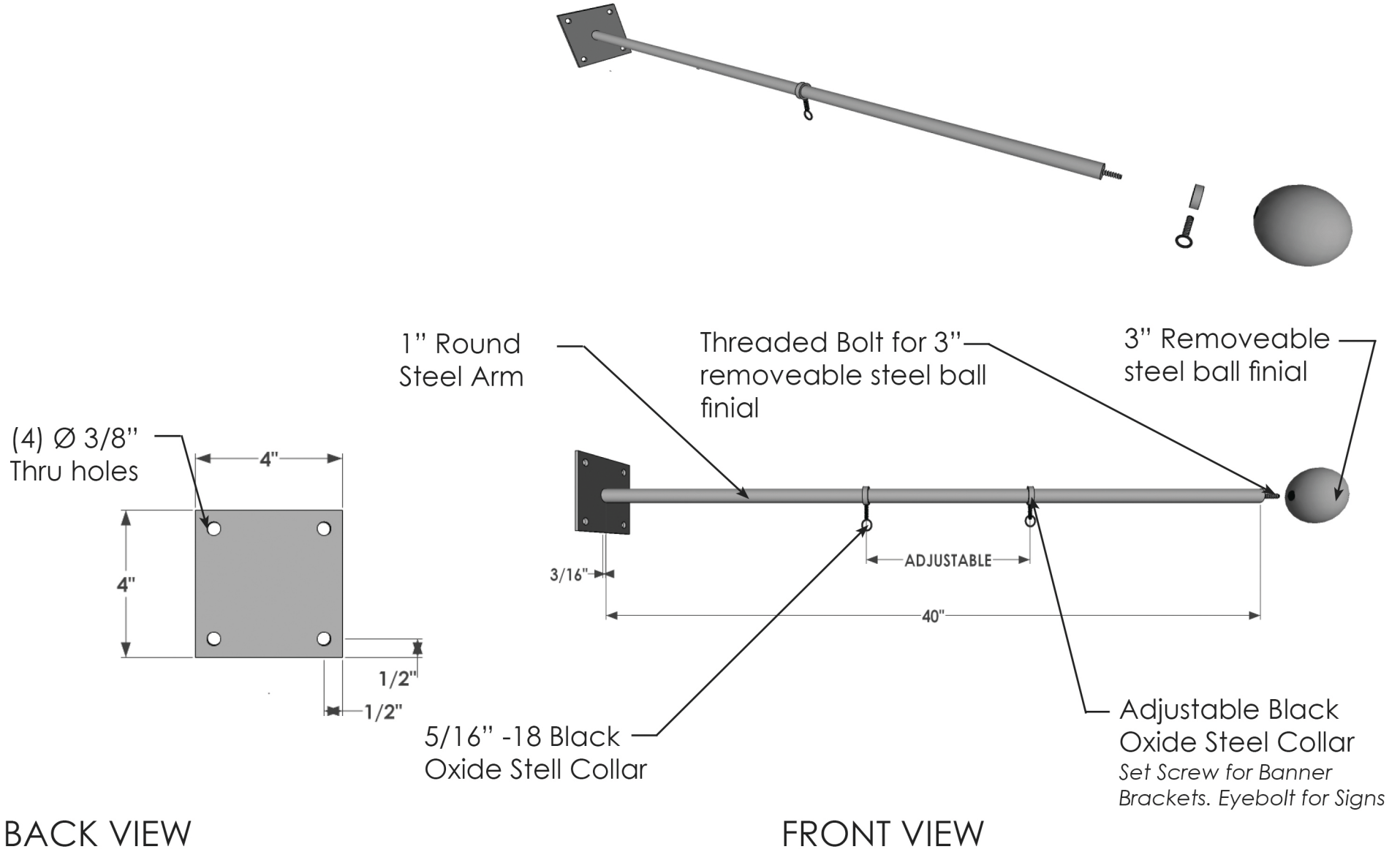
Similar to this image - neon,
Kinsey Sign in Roanoke, suspended inside
window.. 36" W x 12" H (may vary slightly)



Benjamin Moore "White Dove"

White vinyl attached to exterior glass surface: 60" x 6" katakana "Tommy's Game Center"





Material: STEEL

 Date: 09/2020
 Scale: NTS
 Rev:
 DB:

Content: 40" Modular Bracket with Adjustable Rings
 PN: 404B-AR-40
 Color/Finish: Textured Black Powder Coat

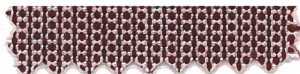


Chutney
T84/14-47

NEW

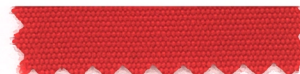


Rust
T84-47



Deco Rose Tweed
T873/73-47

NEW



Paris Red
T56-47



Red [P]
T11-47 | T11-60 | T11-60C



Clay Court
T98-47

20

PARA
TEMPOTEST.
ITALIAN PERFORMANCE FABRICS

SOLID COLORS



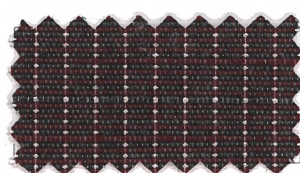
Maroon [P]
T415-60 | T415-60C



Burgundy [P]
T73-47 | T73-60 | T73-80



Red Tweed [P]
T407/11-47 | T407/11-60



Merlot Gessato
T1330/513-47

NEW

- Part #-47 = 47"**
- Part #-60 = 60"**
- Part #-60C = coated 60"**
- Part #-80 = 80"**
- [P]=Premium color**

- **LIFESTYLE COLLECTION**
- **SETA CRUDA**



Black
T24-47 | T24-60 | T24-80



Black
T24-60C



LIFESTYLE COLLECTION

LIFESTYLE COLLECTION - A superior standard of research

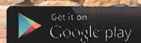
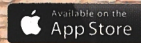
In-depth research into colors and styles has prompted us to create truly exquisite fabrics. The sophisticated final effect is provided by even more beautiful hues, bursting with vitality and enhanced by elaborate textures.



EFFETTO SETA CRUDA

SETA CRUDA - The return to the natural beauty of imperfection

A combination of textures which, thanks to a special process, enhance the design of these fabrics with details that are naturally uneven.



TEMPOTEST VISUALIZER USA

Tempotest Visualizer uses the innovative technology of virtual reality to take the guess work out of choosing your awning style and pattern. We make it simple to visualize the right Tempotest fabric for your home or business.

For Apple and Android
FREE DOWNLOAD

Draft amendments for Small Cell Facilities

In their 2017 session, the General Assembly passed SB1282 which impacts how the City assesses and approves wireless facilities both on and off city property. Small cell facility regulations are proposed to be added to a) the Lexington Zoning Chapter, b) to the Historic District Design Guidelines, and c) to the Streets and Sidewalks Chapter in accordance with the state regulations for small cell facilities.

The following report is divided into three sections and the **highlighted** items indicate proposed, amended language. The following table of contents for the Zoning Chapter identifies the two historic districts and the use and design standards for Broadcasting or Communication Tower that are proposed to be amended.

Chapter 420. Zoning Ordinance Table of Contents

Article I. In General

Article II. Review and Approval Procedures

Article III. Use Matrix.

Article IV. Zoning District Regulations

Article V. Planned Unit Development (PUD)

Article VI. Entrance Corridor Overlay District (EC)

Article VII. Institutional District I-1

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The Broadcasting or Communication Tower use and design standards will be reviewed first because they include the majority of the limitations imposed by the State in 2017.

Proposed Amendments to the Historic Design Guidelines

Section 15.2-2316.3 of the Code of Virginia also allows the City to require small cell facilities comply with architectural review guidelines in historic districts and revisions to the Lexington Historic District Design Guidelines are proposed.

The Lexington Zoning chapter includes an article for the Historic Downtown Preservation District and another article for the Residential Historic neighborhood Conservation District. Both of these articles include criteria known as considerational factors that shall be contemplated before the issuance of a Certificate of Appropriateness by the Architectural Review Board. With the adoption of design guidelines in 2020, the considerational factors were amended to add any applicable provision of the city's design guidelines in the issuance of a Certificate of Appropriateness. The design guidelines can therefore be amended with new guidelines for small cell facilities, and any future small cell facility application must be in compliance with the adopted small cell design guidelines in order for the Architectural Review Board to approve a Certificate of Appropriateness.

Article VIII. Historic Downtown Preservation District (Lexington Zoning Chapter)

§420-8.6. Certificate of appropriateness.

- A. *Action by Architectural Review Board.*
- B. *Considerational factors. Before a certificate of appropriateness is issued by the Board, and upon conferring with the applicant for the certificate of appropriateness, the Board, in addition to other pertinent factors which may be involved in the execution of the purposes and objectives declared in §420-8.1, shall consider:*
 - 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 windows, 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

(Proposal is to add new small cell facility design guidelines to the Lexington Historic District Design Guidelines)

C. *Factors not necessarily considered.*

Article IX. Residential Historic Neighborhood Conservation District (Lexington Zoning Chapter)

§420-9.8. Considerational factors.

Before a certificate of appropriateness is issued by the Board for work within these Residential Historic Neighborhood Conservation Districts, and upon conferring with the applicant for the certificate of appropriateness, the Board, in addition to considering the purposes and objectives specified in §420-9.1, shall consider:

- A. *The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.*
- B. *The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.*

C. Any applicable provisions of the city's design guidelines.

(Proposal is to add new small cell facility design guidelines to the Lexington Historic District Design Guidelines)

Lexington, Virginia Historic District Design Guidelines Table of Contents

(The full Lexington Historic District Design Guidelines can be found at <http://lexingtonva.gov/civicax/filebank/blobdload.aspx?t=59454.53&BlobID=28194>)

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(Proposal is to add new small cell facility design guidelines to the site appurtenances section of the guidelines for site design)

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Lexington, Virginia Historic District Design Guidelines

IV. SITE DESIGN

F. Site appurtenances

Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae and satellite dishes, exterior HVAC units, and trash containers, are a necessary part of contemporary life. The placement of these items can either have a neutral impact on the character of the site and structure or detract from their historic appearance.

Site features fall into two categories: those features that can be controlled by the property owner – antennae, satellite dishes, mechanical units, trash containers, etc. – and those that cannot – overhead wires, utility poles, etc.

Guidelines:

1. *Place site appurtenances such as HVAC equipment in inconspicuous areas to the rear of the building, or in side yards, and screen with appropriate plantings or fencing while allowing for sufficient air flow. Site appurtenances should not be placed in location visible from a public right of way if possible.*
2. *Antennae, satellite dishes, and solar panels can be located on rooftop location not visible from the public right of way. Do not install satellite dishes on parts of the building's façade or porch.*
3. *Store trash containers in screened locations not visible from the public rights of way.*
4. *Consider placing overhead utilities coming to the private site underground whenever possible.*
5. *For commercial buildings with limited site space, place mechanical units on sections of the roof that are not visible from public rights of ways if possible, and screen the units as needed.*

(Included in this section are 5 photographic examples of site appurtenances.)

(The following language is proposed to be inserted at the end of the existing section of the Lexington Historic District Design Guidelines devoted to site appurtenances. The following language is from the Town of Middleburg, VA Historic District Design Guidelines for “small cell facilities and other wireless antennas and infrastructure” and adjustments will be needed to fit Lexington.)

(Amended language suggested by Lexington ARB Members and staff is in red.)

In 2018, the Federal Communications Commission (FCC) issued guidance and adopted rules to streamline wireless infrastructure siting review processes to facilitate the deployment of next generation wireless facilities.³ To address the growing demand for wireless technology across the United States, cellular providers propose to increase the capacity of their networks by deploying small cell infrastructure, a new lower powered antenna technology, to reduce data traffic load on larger cell towers. This new technology requires infrastructure to be installed in closer proximity to the users on the ground and this infrastructure will affect the aesthetics of public spaces.

In its order, the FCC concluded that aesthetics requirements are not preempted if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance.⁴ As with other types of antennas and utility facilities providing contemporary functionality, small cell antennas (and its supporting equipment) and other wireless antennas, such as those providing municipal wi-fi, are generally incompatible with the character of the Downtown and Residential Historic Districts, and their inappropriate location can have a negative visual impact on those Districts.

G. Small Cell Facilities

In concert with the preceding guidelines for site design and elements **appurtenances**, the following guidelines are provided pertaining to small cell and other wireless antennas and infrastructure (collectively “facilities”):

1. To the greatest extent practicable, such facilities must be hidden from view.
2. Any small cell or other wireless antenna must be as small as possible consistent with the **minimal** requirements for reception and transmission, but in no case shall any antenna exceed ~~three (3)~~ **six (6)** cubic feet in volume.
3. All other wireless equipment associated with any such facility must also be as small as possible consistent with the **minimal** requirements for reception and transmission, but in no case shall such equipment have a cumulative volume of more than 28 cubic feet
4. If located on or adjacent to a building, such facilities must be located in the most inconspicuous location.
5. In no case shall any installation of such facilities **directly** to a building be done in such a manner that the method of attachment will cause harm or degradation to the building facade, architectural features or any structural element.
6. Such facilities should not be **mounted on front roofs of buildings because they create visual disruption of the historic streetscape and are difficult to screen effectively. Such facilities shall**

not disrupt the architectural character of a structure; rather, they should be hidden behind architectural features, such as a parapet. If there is no parapet, they shall be mounted as far back from the roof line as possible and painted to match the predominant color of the roof to limit visibility **visible** from a public right-of-way.

¹ Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, Fed. Reg. Vol. 83, No. 199 (Oct. 15, 2018). Federal Register: The Daily Journal of the United States Government.

7. Conduit and cabling should not be installed on building facades that may be seen from the public right-of-way. If there is no practicable alternative such as interior cabling or location on a non-visible facade, then any such conduit or cabling must be as minimal in size as possible and of a color compatible with the structure.
8. Any facilities collocated on existing utility poles or on new support structures shall be in a matte black finish.
9. Aside from antennas and cabling, no other facilities should be collocated on existing utility poles. Any additional required facilities (e.g. equipment cabinet) should be ground mounted.
10. Aside from antennas and cabling, no other facilities shall be located on a new support structure. Any additional required facilities (e.g. equipment cabinet) shall be ground mounted.
11. Any ground mounted facilities shall be completely enclosed and screened with vegetation. When located adjacent to a building, such ground mounted facilities may alternatively be screened with an enclosure of material and color compatible with the building.
12. New support structures (i.e. poles) for such facilities are not appropriate on Main Street between ? Street and ? Street. This core section of the Downtown Historic Preservation is predominantly characterized by buildings sited directly to, and sometimes encroaching into, the public right-of-way. Coupled with often narrow sidewalks and decorative streetlights, this section of Main Street does not offer an appropriate setting for new support structures and facilities. Alternatively, applicants should look to existing utility pole infrastructure located off of, and behind structures along, Main Street for collocation of such facilities.
13. If collocation on existing utility pole infrastructure is not feasible, any new support structures for such facilities should be sited alongside existing utility pole infrastructure located off of, and behind structures along, Main Street in existing rights-of-way or utility easements. Location away from existing sidewalks and streets is preferred.
14. Any new support structure that must be located along or adjacent to an existing sidewalk or street shall be round, smooth metal in a matte black finish, should be no larger than 6" in diameter and shall provide for interior cabling. The height of any such structure shall be no higher than necessary consistent with the requirements for reception and transmission, but in no case shall exceed 30 feet in height. Deployments needing additional height shall collocate on an existing building or utility pole **without increasing its height to exceed 30 feet** or on a new support structure located away from existing sidewalks and streets.

15. Any new support structure located along an existing sidewalk or street shall align with existing features such as utility poles and trees as to maintain organization and keep out of the pedestrian path.
16. New support structures located away from existing sidewalks and streets, ~~and alongside or in line with existing utility poles, may~~ shall match such existing utility poles in design and material. ~~Such new support structures~~ *If alongside or in line with existing utility poles, they* should be no taller or larger in diameter than such existing utility poles. Cabling along any wood support structure shall be within conduit or otherwise covered, with such conduit or covering to be in a matte black finish.
17. In no case shall any new support structure or facilities impede safe and convenient pedestrian circulation or vehicular traffic, to include VDOT standards for sight distances, nor create any conflict with access to and from public or private parking spaces.
18. In no case shall any new support structure or facilities violate applicable local, state or federal law, including the Americans with Disabilities Act.
19. In no case shall any new support structure or facilities be located within 15 feet from an existing fire hydrant or building's fire department connection.
20. Any proposed pruning or removal of trees, shrubs or other landscaping in conjunction with the location or collocation of such facilities must be approved by the City. In all cases, tree "topping" or other improper pruning is prohibited. In no case shall the City be obligated to approve removal of a tree from the public right-of-way or from private property where such tree is required by a site plan governing the property's development.

(Town of Middleburg, Virginia, adopted 4/11/19)