



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, December 2, 2021 at 4:30 P.M.
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. November 18, 2021 Minutes*
4. NEW BUSINESS:
 - A. **COA 2021-32: an application by Leslie Giles for a Certificate of Appropriateness for a storefront refresh and new signage for the Lexington Real Estate Connection business located at 31 South Main Street, Tax Map # 23-1-79, owned by Four M Properties, LLC.**
 - 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, November 18, 2021 – 4:30 p.m.
Community Meeting Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander, Chair
E. Teaff
B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Not Present: A. Bartenstein
J. Goyette
R. LeBlanc, Vice-Chair
C. Honsinger, Alternate A

CALL TO ORDER:

Chair Alexander called the meeting to order at 4:31 p.m.

AGENDA:

The Agenda was unanimously approved as presented. (E. Teaff / C. Alexander)

MINUTES:

Meeting minutes from October 21, 2021 were unanimously approved as presented. (E. Teaff / C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-30: an application by Shane Gonsalves for a Certificate of Appropriateness for a new awning roof at 27 and 31 W. Washington Street, Tax Map # 16-4-9, owned by Shane Gonsalves.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a roofing replacement at 27 and 31 West Washington Street. The proposal is to replace the existing shake roofing on the building's rigid awning with a standing seam aluminum roof. The roofing material proposed is by Englert Roofing in a medium bronze (MB-30) and the seams would be 21 inches on center. A small color sample is included in the application. Staff finds the proposed improvements meet the zoning criteria. In response to an observation from C. Alexander, A. Glaeser confirmed the proposal is for a solid paint finish.
- 2) Applicant Statement – Fred Kirchner, architect, said the proposed metal roofing would be more attractive and in keeping with the Lexington aesthetic than the shake roof is. He requested to amend the application to request approval of 17 inch seams rather than 21 inch seams. B. Crawford asked if there would be any changes to the

underside of the awning. Mr. Kirchner responded the underside would be painted wood and would appear as it does currently. C. Alexander asked why the applicant is requesting a different color for the awning roof than that of the roof of the building. Mr. Kirchner responded that the building's roof is old, unattractive, and is not visible from the street.

- 3) Public Comment – None
- 4) Board Discussion & Decision –**B. Crawford moved to approve the application as amended. E. Teaff seconded and the motion passed unanimously. (3-0)**

B. COA 2021-31: an application by Paige Williams for a Certificate of Appropriateness for a new projecting sign for the Downtown Books business located at 13 W. Nelson Street, Tax Map # 23-1-84, owned by John Sheridan.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Downtown Books business at 13 West Nelson Street. The sign would be a 36 inches wide by 24 inches tall, hand painted wooden sign to be hung from the existing bracket. It would feature graphics and lettering in color on a white background and would be sealed with a coating to prevent fading and weathering. The sign would not be illuminated. Staff finds the proposed improvements meet the zoning criteria.
- 2) Applicant Statement – Paige Williams, applicant, offered that the sign would fit in well with the existing signs on Nelson Street. B. Crawford expressed concern that the lettering as proposed would not be large enough to read. Merryn Williams, sign designer, said she believed the lettering was of a similar size to that of other signs on the street. She indicated she could scale up the lettering by stretching it along the entire bottom of the sign. C. Alexander said she thought the applicant would be better served by making the text bigger, especially on the white background.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **E. Teaff moved to approve the application as presented with some additional flexibility to increase the size of the text at the bottom of the sign. C. Alexander seconded and the motion passed unanimously. (3-0)**

OTHER BUSINESS:

- A. Glaeser informed the Board that its next meeting would be on December 2nd.

ADJOURN:

- The meeting adjourned unanimously at 4:41 p.m. (E. Teaff/ C. Alexander)

C. Alexander, Chair, Architectural Review Board

Project Name	Lexington Real Estate Connection Improvements and Signage
Property Location	31 & 33 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Applicant / Owner	Leslie Giles / Four M Properties, LLC

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a storefront refresh and new signage for the Lexington Real Estate Connection business at 31 South Main Street.

31 S. Main Street existing conditions



The proposed storefront refresh consists of modifying and/or removing various non-historic storefront elements for greater compatibility with the building's historic character and freshening the paint. The applicant intends to remove the wooden pilasters flanking the display window to expose the brick piers underneath. Additional minor trim pieces, old electrical conduits, light fixtures and

wiring would also be removed. A flat panel and crown molding trim would be installed above the door and windows to match that of the Southern Inn. 1.5 inch vertical trim would be added to extend the line of the window framing and 3 inch flat trim with a 6 inch base would be added below the windows to define the panels in the bulkhead. A schematic of the proposed carpentry details is included in the application. The uncovered brick piers would be painted Bold Brick (SW 6327) to match the other piers, the storefront and metal window frames would be painted Extra White (SW 7006), the door and the panel above the door would be painted Jadite (SW 6459), and the entry door at 33 S. Main Street would be painted Tricorn Black (SW 6991). The downspout would be painted French Roast (SW 6069) along the side of the building and Bold Brick (SW 6327) at the front of the building.

Four new signs are proposed. A new 4.9 square foot wall sign (112” wide and 6.3” tall) would feature aluminum letters individually mounted to the flat transom panel above the door. The lettering would be in soleil font and painted to match the color of the door (PMS 5555). A new 6.86 sq. ft. (40” wide and 23.7” tall) expanded PVC projecting sign would feature green (PMS 555) graphics and lettering on a white background and hang from a 50” triangle ball hanging sign bracket with a textured black powder coat finish. Two white vinyl signs would be applied to the door glass. One would feature the logo and would be 0.9 sq. ft. (15” wide and 8.5” tall). The other would feature the phone number and web address and would be 0.33 sq. ft. (15” wide and 3.25” tall). A rendering of the proposed signage is included in the 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.



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

www.lexingtonva.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Leslie Giles Phone: 540.460.2201
Company: Lexington Real Estate Connection Fax: _____
Address: 31 South Main Street Email: lesliegiles2014@gmail.com
Applicant's Signature: Leslie A Giles Date: 11/17/2021

Property Owner

Name: Four M Properties, LLC / cb Peter Macheras Phone: 804.317.0744
Address: 5228 Belva Rd, Glen Allen, VA 23059 Email: pgmacheras@gmail.com
Owner's Signature: Peter G Macheras Date: 11/17/2021 | 6:19 PM EST
DocuSigned by: Peter G Macheras EF329AFA760C4C5...

Architect/Designer

Name: Giles Phone: _____
Company: _____ Fax: _____
Address: _____ Email: _____

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.

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

Address (or location description): 31-33 South Main Street

Tax Map: 23-1-79 Deed Book and Page #: Inst # 100004108

Acreage: 0.2882 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: Lexington Real Estate Connection

Historical Name of Building: Norgrave Building (also known as Bear Building)

Approximate Age of Building: ca. 1845 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

31 South Main Street – Proposed Storefront Refresh for Lexington Real Estate Connection office
November 2021

Property: Norgrove Building, constructed in the early 1840s by merchant-tailor Henry Norgrove
Contributing building in the Lexington Historic District
Greek Revival-style; double-pile, center-passage-plan brick townhouse above two stores
Both storefronts modified in the late-19th- / early-20th-century period
Storefront at #31 was renovated in the 2nd half of the 20th century to current design

Goals:

- Modify and/or remove select non-historic storefront elements for greater compatibility with the building's historic character
- Refresh paint finishes
- Update signage

Tasks:

Demolition

- Remove existing projecting sign and wall bracket
- Remove old electrical conduits, light fixtures, and unused wiring
- Remove quarter-round moldings and other minor trim pieces
- Remove wooden pilasters flanking display windows, to expose brick piers

Carpentry and repairs

- Install flat panel (as a "veneer" over upper 1/3 of vertical paneling) and crown molding trim to define horizontal frieze above the storefront (match to adjacent frieze)
- Beneath "frieze," install flat panel and 1.5" trim surround (as a "veneer" over lower 2/3 of vertical paneling), to indicate approximate size of former storefront transom
- Install 1.5" trim to bulkhead corners/edges to visually extend vertical framing elements
- Install 6" base trim to bulkhead at ground level
- Install 3" trim to create "recessed panels" in bulkhead – existing vertical boards to remain
- Prepare previously painted brick surfaces for repainting: gently hand scrape flaking paint; "grout" select mortar joints with flexible mortar repair caulk (Sashco Mor-Flexx or similar)

Paint colors/finishes

- brick piers – brick red to match other piers (SW 6327 "Bold Brick" – matte finish)
- storefront cornice/frieze, all woodwork – white (SW 7006 "Extra White" – satin finish)
- metal display window frames – white (SW 7006 "Extra White" – satin finish)
- front door and panel above – green (SW 6459 "Jadite" – satin finish)
- downspout – dark brown (SW 6069 "French Roast" – matte finish) at side of building and brick red (SW 6327 "Bold Brick" – matte finish) in front of building
- entry door at 33 S Main Street (optional) – black (SW 6991 "Tricorn Black" – satin finish)

Signage (see attached infographic by signage specialist)

- new projecting sign suspended from new sign bracket at new location above storefront
- new wall sign within transom area (stud-mounted metal letters)
- new window signs on front door (2 white vinyl decals)
- new 5" tall satin nickel street numbers ("31") stud-mounted above front door

PROPOSED DESIGN, 31 SOUTH MAIN STREET



- A = 1.5" vertical trim added to bulkhead to extend vertical line of window framing
- B = 3" flat trim, 6" base to define panels in bulkhead
- C = existing vertical boards to remain as "field" panel (recessed)
- D = 1.5" trim at transom, with flat panel, as overlay to define transom area of storefront
- E = flat panel overlay, to define frieze, with crown molding trim to match cornice / Frieze of Southern Inn
- F = exposed / painted brick piers

storefront, cornice
color

SW 7006
Extra White

257-C1

door color

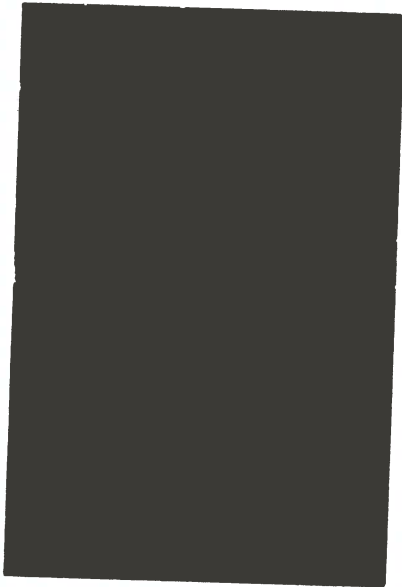
SW 6459
Jadite

159-C5

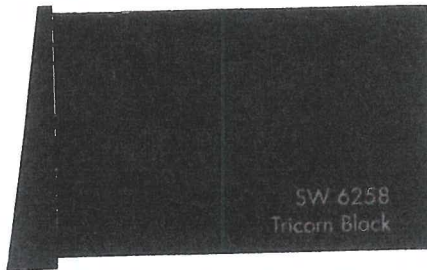
brick piers color (and
downspout color)

SW 6327
Bold Brick

114-C6



alley side downspout color



SW 6258
Tricorn Black

optional: door color
at 33 S Main

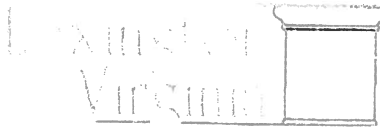
Reference Photos, 31 South Main Street Storefront Refresh



Storefront frieze and cornice on the Norgrove Building, above the Southern Inn (35 S Main Street) – model for modifications at 31 S Main Street



5 W Washington storefront – proposed design for 31 S Main Street would be similar, especially at the bulkhead level.



www.lexingtonva.gov

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

SIGN PERMIT APPLICATION

Applicant¹

Name: Leslie Giles Phone: 540.460.2201
Company: Lexington Real Estate Connection Fax: _____
Address: 31 South Main Street Email: lesiegiles2014@gmail.com
Applicant's Signature: Leslie A Giles Date: 11/17/2021

Property Owner

Name: Four M Properties, LLC (c/o Peter Macheras) Phone: 804-317-0744
Address: 5228 Belva Rd, Glen Allen VA 23059 Email: pgmacheras@gmail.com
Owner's Signature: Peter G Macheras Date: 11/17/2021 | 6:19 PM EST
DocuSigned by: EF329A9A760C4C5...

Sign Contractor

Name: Donelle DeWitt Phone: 540.460.2045
Company: DDGAA Fax: _____
Address: 94 Little House Lane, Lexington 24450 Email: donelle888@mac.com

Proposal Information²

Address (or location description): 31 South Main Street
Tax Map: ~~23-1-79~~ 23-1-79 Deed Book and Page #: _____
Acreage: 0.2882 Zoning (attach any existing conditions or proffers): C-1
Property Doing Business As: Lexington Real Estate Connection

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>wall</u>	<u>4.9</u>	<u>112"</u>	<u>6.3"</u>
Sign 2	<u>projecting</u>	<u>6.86</u>	<u>40"</u>	<u>23.7"</u>
Sign 3	<u>window/door glass</u>	<u>0.9</u>	<u>15"</u>	<u>8.5"</u>
Sign 4	<u>" "</u>	<u>0.33</u>	<u>15"</u>	<u>3.25"</u>
Street Frontage (width) of business space in feet <u>19'</u>				

Street Frontage (width) of building in feet approx 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: approx 10' feet

What materials will be used? wall sign: aluminum letters, individually mounted
projecting sign: expanded PVC window/door sign: vinyl applique

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 ✓ font = soleil 6.3" tall (wall sign)
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples PM 5555 (to match SW 6459 Jadite)
- Style of bracket, stand, and/or awning see attached spec sheet

112"

6.3"

LEXINGTON REAL ESTATE CONNECTION



Lexington Connection Real Estate

Leslie Giles

Stud Mounted Letters

112" x 6.3" (4.9 sq. ft.)

Individual stud mounted aluminum letters painted PMS 5555

1" standoffs from building surface

Projecting Sign:

40" x 23.7" (6.86 sq. ft.)

Expanded PVC, layered for 3D, PMS 5555 and white

Door Glass Graphics: white vinyl

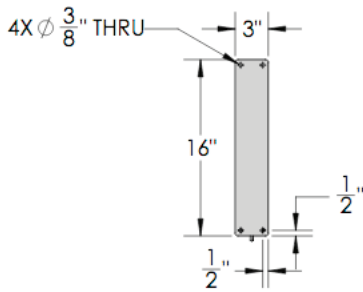
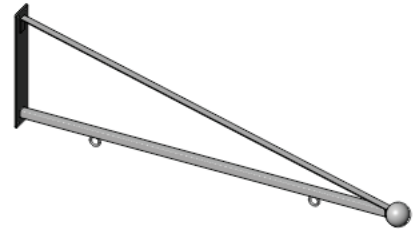
applied to glass exterior

Logo: 15" x 8.5" (0.9 sq. ft.)

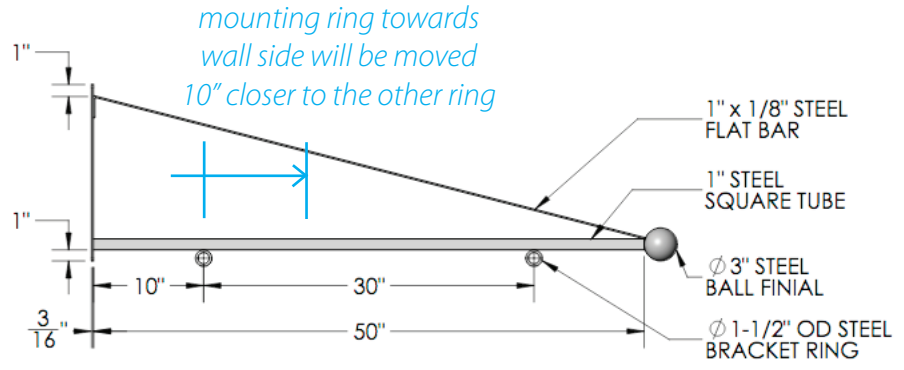
Ph# & web address: 15" x 3.25" (0.33 sq. ft.)



REVISIONS			
REV.	DESCRIPTION	DATE	CB
A	ORIGINAL DRAWING	6/2015	CF
B	UPDATED ARM LENGTH, 50" NOT INC. BF	3/21/2016	CF

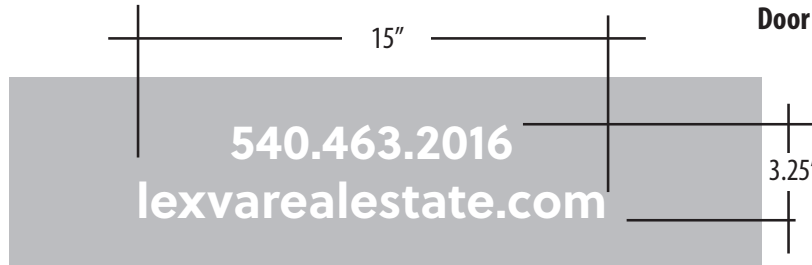
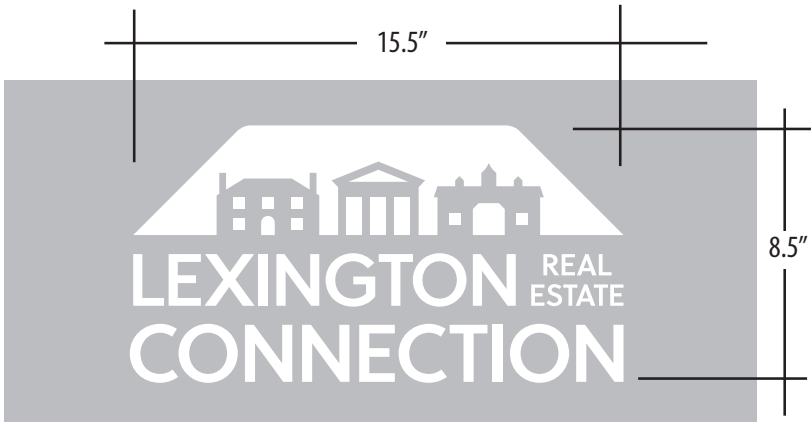


SIDE VIEW



FRONT VIEW

Material: Steel	Content: 50" Triangle Ball Hanging Sign Bracket
Scale: 1:12	PN: 375B-50
DB: CF	Color/Finish: Textured Black Powder Coat
Rev: B	Customer Approval: _____
Sheet: 1 of 1	



Door Glass Graphics

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

94 Little House Lane
Lexington, VA 24450