



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, September 1, 2022 at 5:00 P.M.
Second Floor Conference 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 18, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-20: an application by Lynne M. W. Johnson. for a Certificate of Appropriateness for a new projecting sign for Rockbridge Area Habitat for Humanity at 30 East Preston Street, Tax Map # 23-1-166, owned by Taylor Woody, Jr.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2022-21: an application by Jimmie Zimmerly for a Certificate of Appropriateness for a new projecting sign for Sky Bar at 125 West Nelson Street, Tax Map #23-1-50, owned by Greentree Partners I, 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, August 18, 2022 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: A. Bartenstein
 J. Goyette
 R. LeBlanc, Vice-Chair

CALL TO ORDER:

Chair Alexander called the meeting to order at 5:02 p.m.

AGENDA:

C. Alexander moved to place the elections of Chair and Vice-Chair at the end of the New Business section of the agenda to allow more time for the arrival of additional Board Members. E. Teaff seconded and the agenda was unanimously approved with that amendment.

MINUTES:

The minutes from the August 4, 2022 meeting were unanimously approved as presented. (C. Alexander / E. Teaff)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2022-16: an application by Taylor Woody, Jr. for a Certificate of Appropriateness for a new wall sign for Rockbridge Area Social Services at 20 East Preston Street, Tax Map # 23-1-166, owned by Taylor Woody, Jr.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign for Rockbridge Area Social Services at 20 E. Preston Street. The proposed sign is 36” x 12” x 19 mm and made of single-sided, expanded PVC with laminated vinyl applied to the front and sealed edges. It will feature graphics and lettering in red, gold and black on a white background to match the existing projecting sign. The applicant submitted two options for consideration. The first, preferred option includes a gold band across the bottom portion of the sign. The second option does not include the band. Staff finds the proposal meets the zoning criteria.
- 2) Applicant Statement – Sign designer, Donelle DeWitt, clarified the gold band would be the same golden yellow color present in the logo and would not be metallic.
- 3) Public Comment – None

- 4) Board Discussion & Decision – B. Crawford said she found the second option without the band to be the more elegant of the two and did not believe the yellow band was necessary. **B. Crawford moved to approve the proposal presented as option 2 in the application. E. Teaff seconded and the motion passed unanimously. (3-0)**

B. COA 2022-17: an application by David Stull for a Certificate of Appropriateness a new projecting sign at 25 ½ West Washington Street, Tax Map #16-1-50, owned by Ewing Properties, LLC.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign in the alley to the left of 25 W. Washington Street. The applicant has installed an AC condenser on the side of the building which can be seen from the public right-of-way. The proposed projecting sign is to be located on the alley side of the building to act as a screen for the condenser. A. Glaeser noted there is currently a very faded addressing sign present which the Board might want to consider having the applicant remove. He reported the new sign would be 30” x 45” x 6 mm and made of single-sided, black composite board (aluminum over plastic core) with tan cut vinyl applied to the front and a liquid UV laminate applied to seal and slow fading. The sign would be mounted to the side of the building with plain black metal brackets. Staff finds the proposal meets the zoning criteria.
- 2) Applicant Statement – Sign designer, Donelle DeWitt confirmed both the existing addressing sign and bracket would be removed.
- 3) Public Comment – None
- 4) Board Discussion & Decision – B. Crawford said she thought the sign was a beautiful screening solution. **C. Alexander moved to approve the application as presented with the caveat that the existing sign and bracket at the street entry be removed. E. Teaff seconded and the motion passed unanimously. (3-0)**

C. Elect Chair and Vice-Chair

C. Alexander moved to postpone the elections for Chair and Vice-Chair until the September 1, 2022 meeting when more Board Members would be present. B. Crawford seconded and the motion passed unanimously. (3-0)

OTHER BUSINESS:

A. Glaeser said the Board would next meet on September 1st to review two new COA applications.

ADJOURN:

The meeting adjourned unanimously at 5:13 p.m. (E. Teaff / B. Crawford)

C. Alexander, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA
COA 2022-20 30 E. Preston Street New Sign

Project Name	Habitat for Humanity New Sign
Property Location	30 E. Preston Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Taylor Woody, Jr. / Lynne M. W. Johnson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and new sign bracket for Rockbridge Area Habit for Humanity at 30 East Preston Street.

30 East Preston Street existing conditions



The proposed sign is to be 20” x 30” x 19mm and made of double-sided, expanded PVC with laminated vinyl decals and UV laminate applied to both sides. It will feature graphics and lettering in green and blue on a white background. The proposed bracket is a 30” triangle ball hanging sign bracket with a textured black powder coat. Additional sign details are 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.

(Applicable sections of the Lexington Design Guidelines are:
Section IX.A & B Guidelines for Signs. on page IX-1)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

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

SIGN PERMIT APPLICATION

Applicant¹	
Name: <u>LYNNE M W JOHNSON</u>	Phone: <u>540-463-3770</u>
Company: <u>ROCKBRIDGE AREA HABITAT FOR HUMANITY</u>	Fax: <u>540-463-3158</u>
Address: <u>30 E. PRESTON ST.</u>	Email: <u>lynne@rockbridgehabitat.org</u>
Applicant's Signature: <u><i>Lynne M Johnson</i></u>	Date: <u>8.15.22</u>
Property Owner	
Name: <u>T. G. WOODY</u>	Phone: <u>540-817-5981</u>
Address: <u>158 S. Main St</u>	Email: <u>tgwoody2@gmail.com</u>
Owner's Signature: <u><i>Taylor Woody</i></u>	Date: <u>8-15-22</u>
Sign Contractor	
Name: <u>Donelle P Witt</u>	Phone: <u>540-460-2045</u>
Company: <u>DDGA PI, LLC</u>	Fax: _____
Address: <u>94 Little House Ln, Lex</u>	Email: <u>donelle888@mac.com</u>
Proposal Information²	
Address (or location description): <u>30 E. Preston</u>	
Tax Map: _____	Deed Book and Page #: _____
Acreage: _____ Zoning (attach any existing conditions or proffers): _____	
Property Doing Business As: _____	
Overlay District:	
<input type="checkbox"/> Historic (requires Architectural Review Board review and approval) <input type="checkbox"/> Entrance Corridor (requires Planning Commission review and approval) <input type="checkbox"/> None (requires Planning and Development Department review and approval only)	
1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting. 2. Any application deemed incomplete by staff will not be accepted.	

NON REFUNDABLE



Planning & Development Department
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Lexington, Virginia 24450
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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>projecting</u>	<u>4.17^{sq}</u>	<u>20"</u>	<u>30"</u>
Sign 2	_____	_____	_____	_____
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 20" Height 22"

Width 36" Height 12"

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

What materials will be used? PVC (expanded), digitally printed decals, painted edges to seal

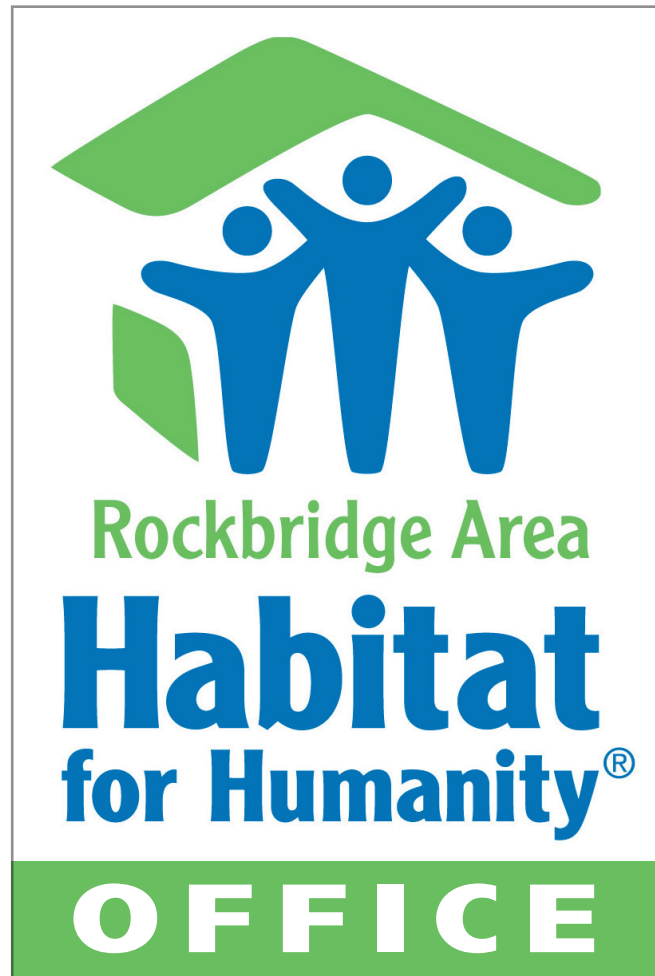
Will the sign be illuminated? Yes No

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

HABITAT FOR HUMANITY

Lynne Johnson



30"

20

PROJECTING SIGN:

20" x 30" x 19mm double-sided, expanded PVC, laminated vinyl decals with UV laminate applied both sides, edges sealed.

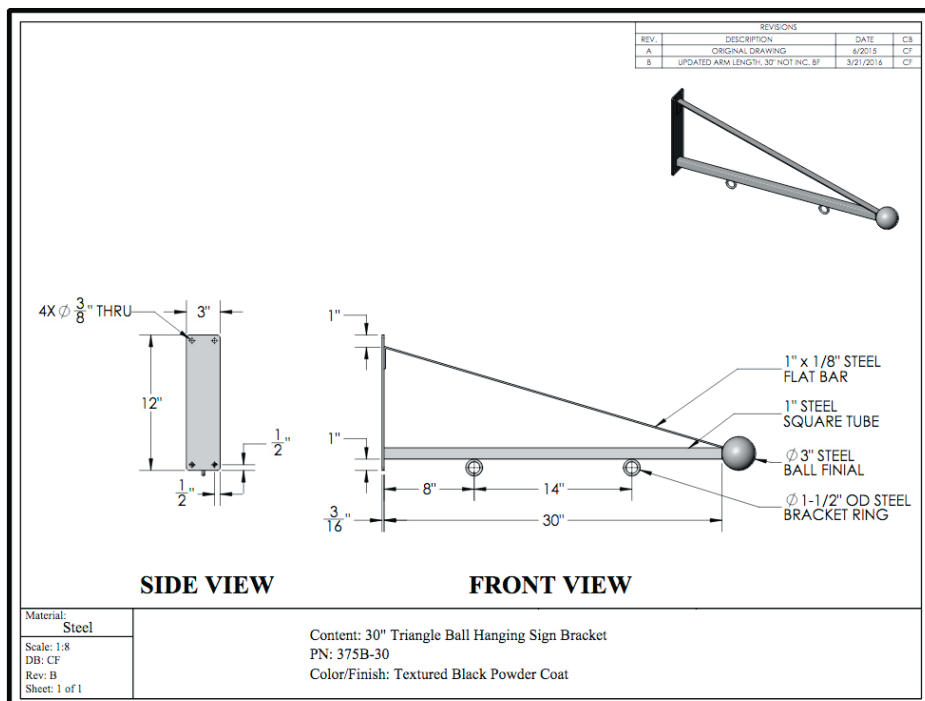
New Bracket

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



**Lexington, VA Historic Downtown Preservation District COA
COA 2022-21 125W. Nelson Street New Sign**

Project Name	Sky Bar New Sign
Property Location	125 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Greentree Partners I LLC / Jimmie Zimmerly

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Sky Bar business at 125 West Nelson Street.

125 W. Nelson Street existing conditions

The sign will be 38” x 25” x 19mm and made of double-sided, expanded PVC with laminated vinyl applied to both sides and painted, sealed edges. It will be hung from the existing bracket and will not be illuminated. Details regarding the proposed sign graphics are included in the application materials.

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.

(Applicable sections of the Lexington Design Guidelines are:

Section IX.A & B Guidelines for Signs. on page IX-1)

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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.



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Lexington, Virginia 24450
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SIGN PERMIT APPLICATION

Applicant¹

Name: Jimmie Zimmerly Phone: 540-460-0281
Company: Blue Sky Bakery Phone: 540-463-6546
Address: 125 W. Nelson Street, Lex. Fax: N/A
Email: j.hamric@yahoo.com
Blueskylexva@gmail.com
Applicant's Signature: Jimmie Zimmerly Date: 8-1-22

Property Owner Colonna + Associates, Inc. - Property Manager

Name: Allen B. Howard (lessor) Phone: 540-463-7157
Address: 25 S. Main St., Lex. VA. Email: jeff@colonnassociates.com
Owner's Signature: Jeff Z. Mann, Manager Date: 8-2-22

Sign Contractor

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

Proposal Information²

Address (or location description): Sky Bar 125 W. Nelson
Tax Map: _____ 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.



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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>projecting</u>	<u>6.6^{sq}</u>	<u>38"</u>	<u>25"</u>
Sign 2	_____	_____	_____	_____
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet 47'

Street Frontage (width) of building in feet 47'

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 48" Height 38.25"

Width _____ Height _____

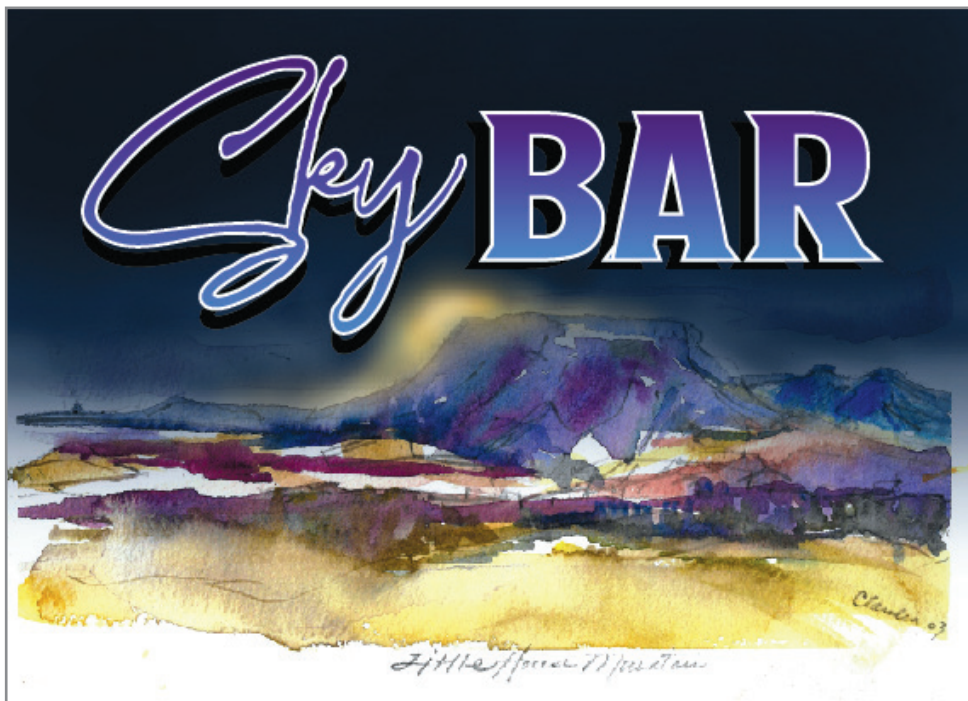
If a projecting sign, clearance from sidewalk: 78' feet

What materials will be used? expanded PVC, digitally printed and laminated vinyl

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



25"

38"



Sky BAR

Jimmie Zimmerly
& Karen Jackson

Linear Frontage :

Lee Ave - 47'

Nelson St - 31'

PROJECTING SIGN:

38" x 25" x 19mm (6.6 sq. ft.)

double-sided, expanded PVC,
laminated vinyl applied both sides,
edges painted and sealed to match.

Existing armature refurbished

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