



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, November 17, 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. November 3, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-33: an application by Li Yun Wu for a Certificate of Appropriateness for new signage for the Ai Cha Bubble Tea business at 110 S. Jefferson Street, Tax Map #23-1-97, owned by Zu Jin Jiang.**
 - 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 3, 2022 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: R. LeBlanc, Chair
 C. Alexander
 A. Bartenstein
 E. Teaff, Vice-Chair
 B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: J. Goyette
 J. Taylor, Alternate A

CALL TO ORDER:

Chair LeBlanc called the meeting to order at 5:00 p.m.

AGENDA:

The agenda was unanimously approved as presented. (C. Alexander / A. Bartenstein)

MINUTES:

The minutes from the October 6, 2022 meeting were unanimously approved as presented. (A. Bartenstein / C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2022-30: an application by Tim Hickman for a Certificate of Appropriateness for the installation of support posts and repairs to the 2nd floor porch at 123 S. Randolph Street, Tax Map #23-1-170, owned by 123 EC LLC.

- 1) Staff Report – This is an application for a Certificate of Appropriateness (COA) for porch repairs at 123 South Randolph Street. The existing second story porch is in need of repair and the applicant intends to replace the porch beam and railing and install support posts. The applicant originally requested three support posts but has reduced the request to two 6” x 6” wooden posts with craftsman trim - one at either end of the porch. The replacement railing will be the same style as the existing railing but slightly taller to meet code requirements. A laminated beam will be installed and covered with trim. All features will be painted white to match the existing trim color. Staff finds the improvements meet the zoning criteria.
- 2) Applicant Statement – Applicant Tim Hicks stated that age, decay and some termite damage has rendered the deck less than safe. The requested improvements will not change the deck’s appearance. The only visible difference will be that the railing will be 36” tall (rather than the existing 34”) to meet code, and two support posts will be added.
- 3) Public Comment – None

- 4) Board Discussion & Decision – Responding to questions from Board Members Bartenstein, Crawford and LeBlanc, Mr. Hicks stated the posts would be anchored to concrete pads, that he was not aware of posts ever being a feature of the building, and that the posts would be solid wood. **E. Teaff moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously. (5-0)**

B. COA 2022-31: an application by Timothy Welsh for a Certificate of Appropriateness for the installation of two exterior light fixtures at 9 N. Randolph Street, Tax Map #24-1-6, owned by Goodman Properties, LLC.

- 1) Staff Report – This is an application to approve a COA for the installation of two exterior light fixtures at 9 North Randolph Street. The request is for a 7.75” tall by 7” wide Designers Fountain, Farmhouse style outdoor porch wall light above the front door and an 11” tall Generation Lighting, Barn Light sconce at the rear entry. The fixture above the front door would have a bronze finish and the fixture at the rear entry would have a black finish. Both will be dark sky compliant. Staff finds the improvements meet the zoning criteria.
- 2) Applicant Statement – Applicant Tim Welsh was present to answer to Board’s questions.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B. Crawford moved to approve the application as presented. R. LeBlanc seconded and the motion passed unanimously. (5-0)**

C. COA 2022-32: an application by Mohammed Melhi for a Certificate of Appropriateness for new signage for the Tobacco Bank business at 158 South Main Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.

- 1) Staff Report – This is an application for a COA for new window and wall signs for The Tobacco Bank business at 158 South Main Street. The request is for a window sign consisting of a 4.25” by 200” ribbon of translucent, frosted vinyl applied to the inside of the windows facing S. Main Street. It would feature metallic gold pinstripes along its top and bottom edges and reverse-cut lettering. The wall signs will consist of metallic gold vinyl lettering with a black outline applied to the painted surface above the entry door. The lettering will be 2.5” tall and will spell out the words *Cigars*, *CBD*, and *Delta-Vapes* and will be 9”, 5” and 17.3” wide respectively. This is the second proposed design for the wall signs – the first was discussed during the October 6th meeting, but not approved. Staff finds the signs meet the zoning criteria.
- 2) Applicant Statement – Sign designer, Donelle DeWitt provided a sample of each sign for the Board to consider. She added that her client is now requesting white, opaque vinyl for the window sign rather than the translucent, frosted vinyl requested in the submitted application.
- 3) Public Comment – None
- 4) Board Discussion & Decision – There was some discussion weighing the aesthetic differences between the frosted and white vinyl requested for the window signs. B. Crawford suggested that if white vinyl is approved it should be for the lettering rather than the background and R. LeBlanc cautioned that the Board should not approve something that was not requested by the applicant. **E. Teaff moved to approve the application including the opaque, white vinyl for the window sign. C. Alexander seconded and the motion passed unanimously. (5-0)**

D. Board discussion and comment on the National Registry nomination for the Boude-Deaver House at 406 South Main Street

- 1) Staff presentation of the National Registry nomination – Director Glaeser explained the City received the nomination packet from the Department of Historic Resources. Because the property is within the City, the Architectural Review Board is entitled to review the nomination and share any comments or concerns with the DHR.
- 2) Public Comment – None
- 3) Board Discussion & Comment – C. Alexander said she had no comments. **A. Bartenstein** agreed and **moved to recommend approval of the application. C. Alexander seconded and the motion passed unanimously.**

OTHER BUSINESS:

Director Glaeser shared an email he recently received from David Amory of NB+C confirming that T-Mobile decided not to appeal the Board’s decision to deny the COA for the concealment structure on the Gin Hotel. C. Alexander asked how soon a new proposal could be submitted for review and A. Glaeser responded there was no waiting period before a new application could be submitted.

ADJOURN:

The meeting adjourned unanimously at 5:29 p.m. (A. Bartenstein / R. LeBlanc)

R. LeBlanc, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA
 COA 2022-33 110 S. Jefferson Street New Signage

Project Name	New signage for Ai Cha Bubble Tea
Property Location	110 South Jefferson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Zu Jin Jiang. / Li Yun Wu

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign and new hanging sign for the Ai Cha Bubble Tea business at 110 South Jefferson Street. The structure at 110 S. Jefferson Street contains the Golden Garden restaurant and the Ai Cha Bubble Tea business will be located in a vacant portion of the existing building. Both of the signs will be made of komacel with digital vinyl decals, UV laminate and sealed, painted edges and will feature a teapot graphic and black lettering on a golden background. The wall sign will be 18” x 15” and mounted next to the door with countersunk/hidden screws. The hanging sign will be 48” x 27” and attached to the existing Golden Garden sign with black metal edging and screws. Additional sign and color details are included in the application materials, and the applicant will provide samples at the meeting.

110 S. Main Street existing conditions





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.

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-33 110 S. Jefferson Street New Signage**

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

SIGN PERMIT APPLICATION

Applicant¹
 Name: ~~Ai Cha Wu Inc~~ Li Yun Wu Phone: 917-680-8831
 Company: Ai Cha Wu Inc Fax: _____
 Address: 108 S Jefferson St Email: liyunnwu12@yahoo.com
 Applicant's Signature: liyun wu Date: 10/19/22

Property Owner
 Name: Zu Jing Jiang Phone: 540 958.9127
 Address: 335 Thacker Ave, Covington, VA 24426 Email: _____
 Owner's Signature: Zu Jin Jiang Date: 10/18/22

Sign Contractor
 Name: Donelle DeWitt Phone: _____
 Company: _____ Fax: _____
 Address: _____ Email: _____

Proposal Information²
 Address (or location description): 110 S. Jefferson St.
 Tax Map: 23-1-97 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



48"W x 27"T
Attached to GG sign
with black metal edging
and screws



PMS 354 PMS 614 PMS 7521 PMS 554 black

18"W x 15"T
Mounted with
countersunk/hidden
screws



Prepared by



Donelle DeWitt
Graphic Arts &
Illustration, LLC
A Local Professional
Design Studio
*Logo Design, Desktop Publishing,
Signs, Banners & more*
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donelle888@mac.com