



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, March 16, 2023 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. February 16, 2023 Minutes*
4. NEW BUSINESS:
 - A. **COA 2023-07: an application by Ugo Benincasa for a Certificate of Appropriateness for a new awning cover for the Juniper Lounge at 30 South Main Street, Tax Map #23-1-188, owned by Robert E. Lee Properties.**
 - 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, February 16, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES**

Architectural Review Board:

Present: E. Teaff, Vice-Chair
C. Alexander
J. Goyette
J. Taylor, Alternate A
B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: R. LeBlanc, Chair
A. Bartenstein

CALL TO ORDER:

Vice-Chair Teaff called the meeting to order at 5:03 p.m.

AGENDA:

The agenda was unanimously approved as presented. (C. Alexander / J. Goyette)

MINUTES:

The minutes from the February 2, 2023 were unanimously approved as presented. (B. Crawford / C. Alexander)

CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2023-06: an application by Koubun Matsumoto for a Certificate of Appropriateness for a new projecting sign for Sushi Matsumoto at 159 South Main Street, Tax Map #23-1-105, owned by Edward Smith.

- 1) Staff Report – Director Glaeser reminded the Board that during its review of this application during the February 2, 2023 meeting, the Board deferred its decision and requested that the applicant provide physical samples of the vinyl colors proposed for the sign. Samples were provided and shared with the Board Members.
Because she was absent during the last discussion, C. Alexander asked for clarification as to whether the proposed sign was intended to replace the existing wooden sign or be an additional sign. A. Glaeser confirmed the proposal was for a projecting sign, to be hung from the existing bracket, which would be in addition to the wooden wall sign.
- 2) Applicant Statement – None
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B Crawford moved to approve the application as presented. J. Goyette seconded and the motion passed unanimously. (5-0)**

OTHER BUSINESS:

- A. Glaeser reported there were no pending applications and the March 2nd meeting would be canceled.
- C. Alexander and J. Goyette gave a brief report about the Preservation Virginia training webinar they attended earlier in the week concerning historical marker programs at the jurisdictional level. C. Alexander said she would share a recording of the webinar if it is made available.

ADJOURN:

The meeting adjourned unanimously at 5:14 p.m. (J. Goyette / B. Crawford)

E. Teaff, Vice-Chair, Architectural Review Board

Staff Report
Lexington, VA Historic Downtown Preservation District COA
COA 2023-03 30 S. Main Street Exterior Improvement

Project Name	New Awning Cover for Juniper Lounge
Property Location	30 South Main Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Robert E. Lee Properties/Ugo Benincasa

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) to replace the awning cover for the Juniper Lounge at 30 South Main Street. The request is to replace the existing awning cover with one from Sunnyside Awning Company in a thick, water resistant, tan colored material. The new awning color will be installed over the existing awning frame. The applicant has pledged to provide a sample of the awning cover material for the Board’s inspection at the meeting.

30 South 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,

Staff Report

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-03 30 S. Main Street Exterior Improvement**

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 VIII. Guidelines for Awnings, Canopies & Marquees. on pages VIII-1-VIII4)

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Ugo Benincasa Phone: 540-460-0375
 Company: Robert E Lee Properties Fax: _____
 Address: 30 S Main St Email: theginhotelllexington@gmail.com
 Applicant's Signature: _____ Date: 2/23/2023

Property Owner

Name: Ugo Benincasa / Robert E Lee Properties Phone: 540-460-0375
 Address: 30 S Main St Email: theginhotelllexington@gmail.com
 Owner's Signature: _____ Date: _____

Architect/Designer

Name: _____ Phone: 540 344 7726
 Company: Sunnyside Architects Fax: _____
 Address: 601 Salem Ave SW Roanoke 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): 30 S Main St

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: Juniper Lounge

Historical Name of Building: _____

Approximate Age of Building: 97 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



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THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$120 – Sign Permit Application Fee: \$60 Amount Paid: \$120

Case Number: HD COA- 2023 - 07

Date Received: 2/23/23 Received By: _____

Staff Review

- Applicant’s project would meet all district requirements.
- Applicant fails to meet the district requirements.

Comments: _____

Planning and Development Director Date

Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board Date