



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, September 7, 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. August 17, 2023 Minutes*
4. NEW BUSINESS:
 - A. **COA 2023-28: an application by Jeanne Hepler for a Certificate of Appropriateness for a new projecting sign for the Collins & Hepler law office at 10 S. Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2023-31: an application by Jeanne Hepler for a Certificate of Appropriateness for alterations to a previously approved COA and additional exterior improvements at 10 S. Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - C. **COA 2023-29: an application by Sheila Glaeser for a Certificate of Appropriateness for a new projecting sign for Violett Consignment at 13 W. Nelson Street, Tax Map #23-1-84, owned by John Sheridan.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision

D. COA 2023-30: an application by Debbie Darlington for a Certificate of Appropriateness for a new wall sign for Shenandoah Attic & Victorian Parlour at 1 S. Main Street, Tax Map #23-1-70, owned by Grand Building, LLC.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

E. COA 2023-30: an application by Elizabeth O’Byrne King for a Certificate of Appropriateness for exterior improvements and painting at 17 S. Jefferson Street, Tax Map #23-1-59, owned by Charles T Woolley.

- 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 17, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

Present: C. Alexander, Chair
A. Bartenstein, Vice-Chair
I. Small
B. Crawford, Alternate B

City Staff:

Kate Beard, Administrative Assistant

Absent: J. Goyette
J. Taylor, Alternate A

CALL TO ORDER:

C. Alexander called the meeting to order at 5:00 p.m.

AGENDA:

The agenda was unanimously approved as presented. (B. Crawford / A. Bartenstein)

MINUTES:

The minutes from the August 3, 2023 were unanimously approved as presented. (A. Bartenstein / I. Small)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2023-25: an application by Hugh Latimer for a Certificate of Appropriateness for exterior improvements at 4 Henry Street, Tax Map #16-1-62, owned by Washington & Lee University.

- 1) Staff Report – This was an application for approval of a Certificate of Appropriateness for the temporary installation of seventeen window air conditioning units in the Nuestro Hogar Latino theme house at 4 Henry Street. The University intended to install a house-wide cooling system but was unable to have the installation completed before students return to campus for the fall term. The house-wide project has been delayed until the summer of 2024 and the University is requesting an interim cooling system. The window units (one in each residential room and one in the living room) would be installed for the fall term of 2023 only and permanently removed in mid-November. The specific unit locations was included in the application.
- 2) Applicant Statement – Applicant Hugh Latimer confirmed the air conditioning units would not be reinstalled during the 2024 spring term. He added when the whole-house system was installed there would be plenty of room at the back of the house for it to be appropriately screened.
- 3) Public Comment – None

- 4) Board Discussion & Decision – **A. Bartenstein moved to approve application HD COA 2023-25 as presented. B. Crawford seconded and the motion passed unanimously. (4-0)**

B. COA 2023-26: an application by Sara Moore for a Certificate of Appropriateness for new signage for Cobblestone Shoppes at 121 S. Main Street, Tax Map #32-1-9D, Sheridan Row Company, LLC.

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness for a new projecting sign, a new wall sign, a new door sign, and new window signs for the new Cobblestone Shoppes location at 121 S. Main Street. The proposed projecting sign, to be located between the two storefront awnings, is a 36” x 36” double-sided sign made of ½ inch thick komacel with print and laminate applied. The text and graphics will be Dark Blue and Taupe Stones in color on a White background. The fonts used for the text will be Cardo and Saturday Script. The sign will be hung from 36” x 60” bracket made of 2” tubular steel with a gloss black paint finish. The proposed wall sign, to be located above the awning for the recessed entrance, is a 12” x 75” rectangular sign made of ½ inch komacel with print and laminate applied. It will feature Taupe Stones text and border on a Dark Blue background. The font used for the text will be Overlook. Neither sign will be illuminated. The window signs consist of 2 ½ inch white vinyl text applied to the bottom of the four storefront windows spelling out the words *Shoe & Leather Repair, Artisan Leather Bags & Accessories, Custom Leather Goods Made on Site, and Personalized Gifts*, which will be 31”, 51.5”, 52” and 27” wide respectively. The text will be in Overlook font. The door sign is a 16” x 15” white logo on translucent vinyl applied to the right entry door glass. Sign graphic and mounting hardware details are included in the application, as are vinyl samples.
- 2) Applicant Statement – The applicant, Sara Moore, reported she had a number of changes to her application. Rather than the Dark Blue and Taupe Stones colors requested in her application, she provided vinyl samples that matched the Valspar colors Midnight Shadow (4004-4C) and Rocky Bluffs (4003-1C). She said the projecting sign and door sign, using the vinyl color samples provided along with the white included with the initial request, would be as requested in the application. The wall sign would feature white text (with no border) on the Midnight Shadow color background, and two of the letters in the text would be in the “Alouette” font. The window signs would feature white text on a frosted background with several individual letters of the text to appear in the “Alouette” font.
- 3) Public Comment – None
- 4) Board Discussion & Decision – Following discussion intended to confirm the Board understood the changes to the initial request, the colors being proposed, and the various font choices, **I. Small moved to approve the application as presented during the meeting. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

C. COA 2023-27: an application by Sarah Hagenbuch for a Certificate of Appropriateness for new signage for well+being counseling at 129 S. Randolph Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness (COA) for new signage for the well+being counseling business at 129 South Randolph Street. The applicant was requesting a new wall mounted sign. The sign will be a 36” x 14” x 4mm single-sided, metal &

plastic composite board with a laminated digital decal applied to the front and sealed edges. It will feature text and graphics in dark blue (#0b203c), grey (#8b8482), blue-grey (#3f4e63) on a white background. The sign will be mounted on the wall to the left of the entry.

- 2) Applicant Statement – Sign designer Donelle DeWitt provided paint samples that matched the vinyl colors being proposed for the Board to review. She responded to questions from C. Alexander and B. Crawford by saying the sign would be mounted to the building using sign putty, which would not be visible, and which was effectively adhesive but posed no risk to the building’s façade.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B. Crawford moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously. (4-0)**

D. COA 2023-28: an application by Jeanne Hepler for a Certificate of Appropriateness for a new projecting sign for the Collins & Hepler law office at 10 S. Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC.

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the law office of Collins & Hepler at 10 S. Randolph Street. The proposal was for a 27” x 21” double-sided sign made of ½ inch komacel with vinyl decal and laminate applied. It will feature graphics and lettering in white and 50% black on a black background. The sign will be hung from a 48” long black, steel, scroll sign bracket and will not be illuminated.
- 2) Applicant Statement – Applicant Jeanne Hepler was present to answer questions from the Board. She said the sign’s design was very similar to the firm’s Alleghany County office though it would be in different colors. She confirmed the sign would have a white border around its edge. C. Alexander asked if the sign was similar in size to the previous sign at the building. Ms. Hepler said she did not know the size of the last sign, though she did know that a previous sign had hung from a bracket in the same spot she was proposing to hang the subject sign. I. Small noted the proposed bracket was a good bit larger than the sign and Ms. Hepler responded that she had not been able to find a smaller bracket that would fit the sign. She added she did not believe, even with the size of the bracket, that the sign would extend beyond the stone wall at the front of the property.
- 3) Public Comment – None
- 4) Board Discussion & Decision - Several Board members expressed concern that the size of the sign might not be proportional to the building and that its mounting might be overly obtrusive. B. Crawford said it would be very helpful to have renderings of how the sign would appear if it were mounted to the post as proposed or to the wall, as suggested during the discussion. She added it would also be helpful to have accurate measurements for how the sign would occupy the space once hung. There was general agreement that a physical mock-up of the sign would help the Board in its decision. Ms. Hepler agreed to install a mock-up and contact staff once it was up. **A. Bartenstein moved to approve the sign’s color and graphics as presented. C. Alexander seconded and the motion passed unanimously. (4-0)** There was general agreement to defer a decision concerning the sign’s size and mounting until the Board had additional information concerning the sign’s overall size and scale relative to the building.

OTHER BUSINESS:

K. Beard reported there would be at least one item for the next meeting's agenda.

ADJOURN:

The meeting adjourned at 5:43 p.m. (I. Small / A. Bartenstein)

C. Alexander, Chair, Architectural Review Board

Project Name	Collins & Hepler New Sign
Property Location	10 South Randolph Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Halestone Cottage LLC / Jeanne Hepler

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the law office of Collins & Hepler at 10 S. Randolph Street. The proposal is for a 27" x 21" double-sided sign made of 1/2 inch komacel with vinyl decal and laminate applied. It will feature graphics and lettering in white and 50% black on a black background. The sign will be hung from a 48" long black, steel, scroll sign bracket and will not be illuminated. Additional sign details are included in the application.

The Architectural Review Board reviewed this proposal on August 17, 2023. The sign color and graphics were approved, but the Board requested additional information concerning the sign's size in relation to the building. The applicant installed a full-scale mock-up of the sign which is shown in the photograph below. The applicant also reports the post on which the bracket is attached is 50" from the stone wall and 87" tall.

10 South Randolph Street with sign mock-up



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)

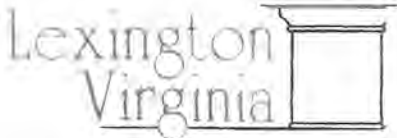
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

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: Jeanne Hepler Phone: 540-570-5326

Company: Collins & Hepler, PLC Fax: 888-389-3998

Address: PO Box 59 Covington, VA 24426 Email: hepler@collinshepler.com

Applicant's Signature: [Signature] Date: 8/4/2023

Property Owner

Name: Halestone Cottage, LLC Phone: 540-570-5326

Address: 701 Thornhill Rd. Lexington, VA Email: hepler@collinshepler.com

Owner's Signature: [Signature] Date: 8/4/2023

Sign Contractor

Name: Bear Mountain Signs Phone: 540-620-1216

Company: Bear Mountain Signs Fax:

Address: 422 E. Ridgeway St. Clifton Forge VA 24422 Email: bearmountainva@gmail.com

Proposal Information²

Address (or location description): 10 South Randolph St. Lexington, VA 24450

Tax Map: 23-12-7B Deed Book and Page #: 1N 00220603265

Acreage: 0.05 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: Collins & Hepler, PLC

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>Hanging</u>	<u>3.9 (approx)</u>	<u>27"</u>	<u>21"</u>
Sign 2	_____	_____	_____	_____
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet 55.8 feet

Street Frontage (width) of building in feet 25 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 _____

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? PVC

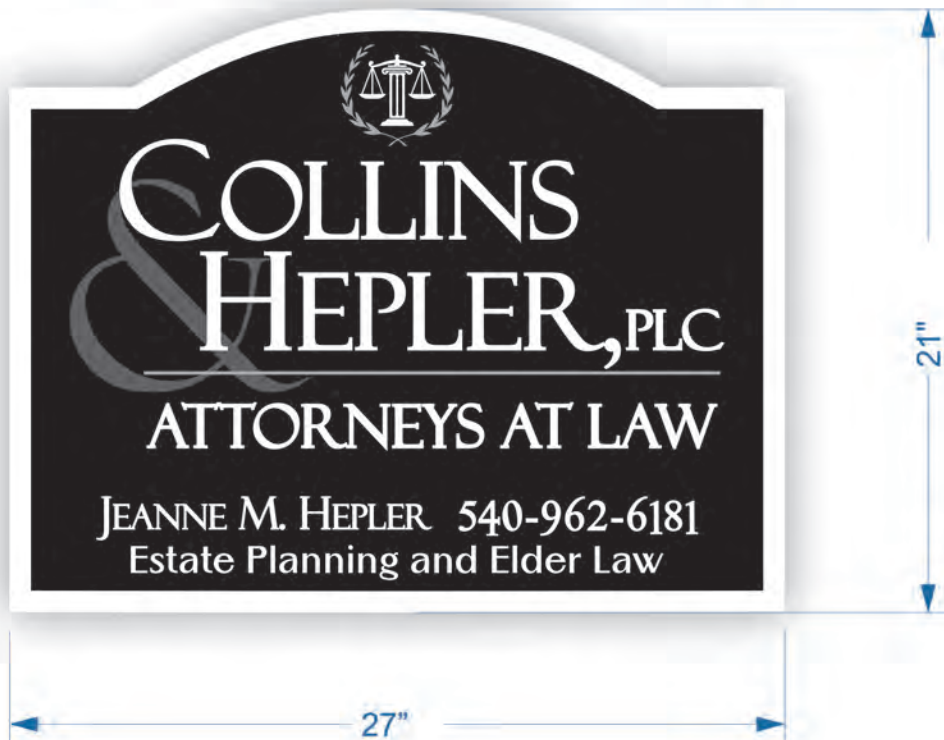
Will the sign be illuminated? Yes No

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







sign made from 1/2" thick (PVC) Komecel/white.

Colors:

Symbol, leaves & line: 50% black

Text: White

Bakground: black

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-31 10 S. Randolph Street Exterior Improvements**

Project Name	Alteration of existing COA and additional exterior improvements at 10 S. Randolph Street
Property Location	10 South Randolph Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Halestone Cottage LLC/Jeanne Hepler

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for alterations to a previously approved COA and additional exterior improvements at 10 South Randolph Street.

10 South Randolph Street existing conditions



The applicant is requesting approval of the following improvements:

1. Painting the window trim on the rear of the building Mink (SW 6004), rather than the Taupe Tone color previously approved, so as to match the trim for the windows on the front portion of the building.
2. Painting the new deck Taupe Tone (SW 7633) in order to comply with historic renovation tax credit standard requiring the deck to be painted an opaque color.
3. Installing only one of the previously approved exterior light fixtures and centering it above the residential entrance at the rear of the building.

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-31 10 S. Randolph Street Exterior Improvements**

4. Installing a short piece of gutter, to match the existing guttering in shape and color, on the front of the building between the southern corner of the roof and the porch roof.
5. Installing a black metal gate on the deck to afford some privacy to the residential unit.
6. Installing a black metal railing along the edge of the path leading to the deck for safety purposes.

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 V. Existing Buildings – Elements. beginning on page V-1, and
Section X. Painting. beginning on page X-1).

<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: Jeanne Hepler Phone: 540-570-5326

Company: Halestone Cottage, LLC Fax: _____

Address: 10 S Randolph St Email: hepler@collinshepler.com

Applicant's Signature:  Date: 08-23-2023

Property Owner

Name: same Phone: _____

Address: _____ Email: _____

Owner's Signature:  Date: 8-23-2023

Architect/Designer

Name: N/A 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.



www.lexingtonva.gov

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

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

Address (or location description): 10 S Randolph St

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: _____

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

10 South Randolph St. "Halestone Cottage" **Exterior change requests 2023-08-23**

Window trim and deck paint

Exterior paint colors were submitted and approved in 2022. Copy of approved palette is attached.

The original paint color for the window cladding and rear addition trim was "Taupe Tone" SW 7633, which was based on the color of the exterior window panels/cladding on the windows ordered at that time. Those windows did not meet the federal/state historic renovation tax credit standards, so new windows were ordered, which were simply primed wood and could be painted any color. I am requesting that the rear window trim match be the same color as was approved for the trim on the front of the building, "Mink" SW 6004, so that all of the windows on the building are the same color.

The federal/state historic renovation tax credit standards require that the new deck be painted an opaque color. I am asking approval of the "Taupe Tone" SW 7633 to be used as the deck color (instead of window trim).

Paint sample swatches are included.

Porch ceiling paint

The exterior paint colors approved in 2022 did not mention the ceiling of the front porch. I am requesting approval of "Cool Breeze" CSP-665, sample attached.

Exterior deck lights

The placement of deck lighting approved in 2022 is not possible, as the two spots we meant to place lights are impossible to wire. I am requesting approval of simply one light, centered above the deck door. Photo of requested placement attached.

Gutters

The front of the building is missing a gutter on the right side, which results in water cascading directly onto the stone porch floor and pooling there. I am requesting a short piece of gutter on that side, to match the existing porch gutter in shape and color. I would propose that the short piece of gutter drain onto the porch roof, where it would be directed into the existing porch gutter.

Deck gate

I am requesting approval of a black metal gate on the deck to ensure the privacy of the apartment. The placement will be just beyond the front door to the apartment.

Railing by path to deck

I am requesting approval of a black metal railing to the left side of the path leading to the deck, on or near the property line. This is for safety purposes.

HALESTONE EXTERIOR COLORS

11/16/22
LWM

RUNNING TRIM



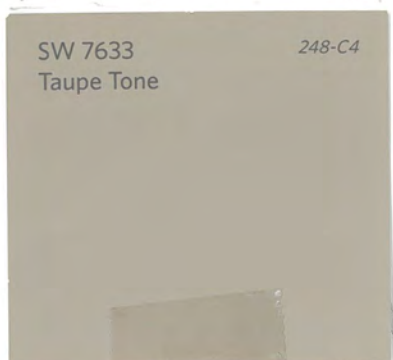
SIDING



WINDOW CLADDING AND REAR ADDITION TRIM



DECK DOORS



STREET DOORS

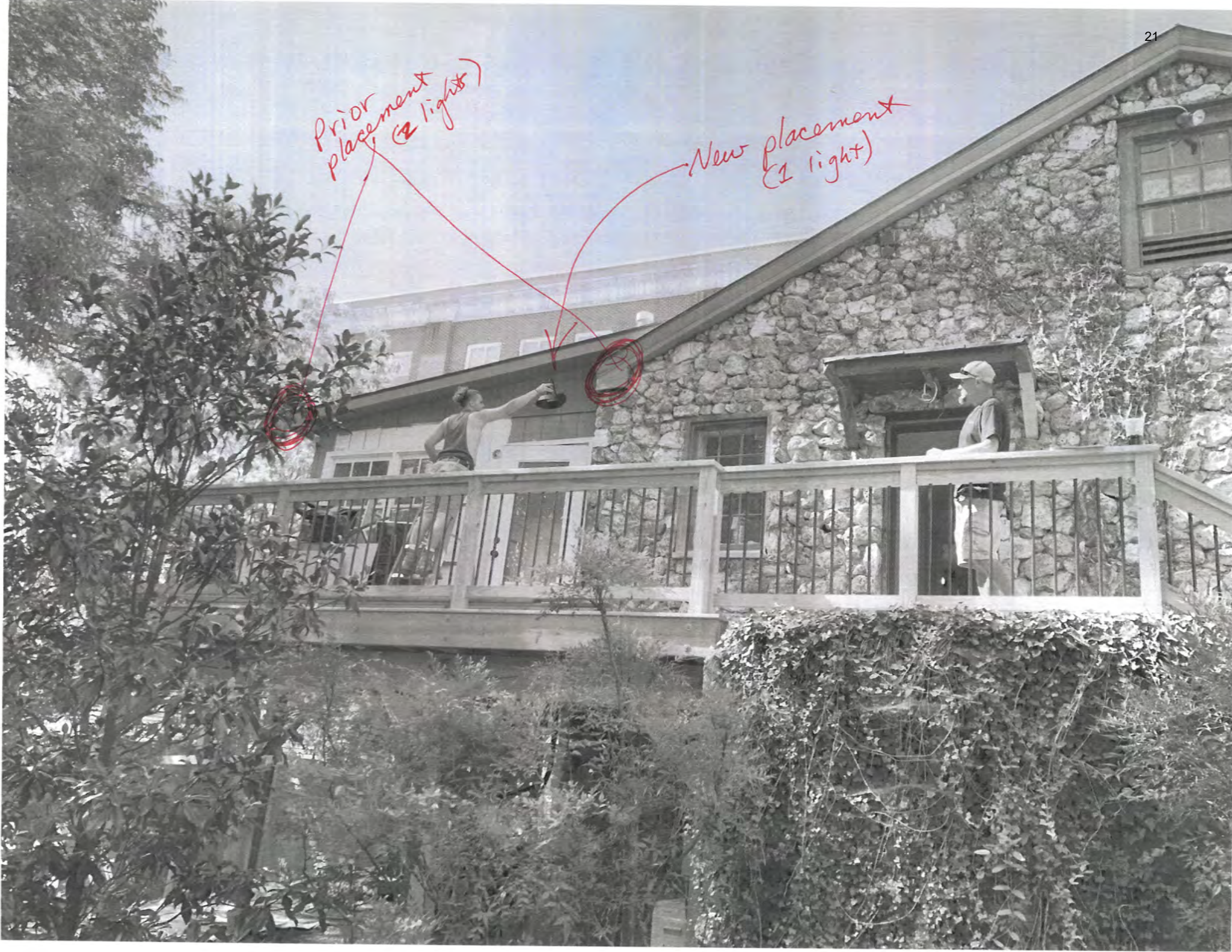
ROOF



Silverbrite
SW 4091

Prior placement
(2 lights)

New placement
(1 light)







Approximate location
of gate



Approximate
location of
railing

Project Name	New Signage for <i>Violett Consignment</i>
Property Location	13 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	John Sheridan / Sheila V. Glaeser

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Violett Consignment business at 13 West Nelson Street. The applicant is requesting a 36” x 24” double-sided sign, made of ½ inch thick komecel with vinyl print and laminate applied to both sides. It will feature text and graphics in several colors on a white background. The sign will be hung from the existing sign bracket and will not be illuminated. The applicant has pledged to provide vinyl color samples at the meeting.

13 W. Nelson 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.
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.



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

SIGN PERMIT APPLICATION

Applicant¹	
Name: <u>Sheila V. Glaeser</u>	Phone: <u>712 222 1545</u>
Company: <u>Violett Consignment</u>	Fax: _____
Address: <u>13 W. Nelson St., Lex 24450</u>	Email: <u>violettlexington@gmail.com</u>
Applicant's Signature: <u>Sheila V. Glaeser</u>	Date: <u>8-1-2023</u>
Property Owner	
Name: <u>John Sheridan</u>	Phone: <u>540 460-1449</u>
Address: <u>11 W. Nelson St., lex VA 24450</u>	Email: <u>johnsheridan74@gmail.com</u>
Owner's Signature: <u>John M. Sheridan</u>	Date: <u>8-5-2023</u>
Sign Contractor	
Name: <u>Melissa Hundley</u>	Phone: <u>540 620 1216</u>
Company: <u>Bear Mountain Signs</u>	Fax: _____
Address: <u>422 E. Ridgeway St. Clifton Forge, VA 24422</u>	Email: <u>bearmountainva@gmail.com</u>
Proposal Information²	
Address (or location description): <u>13 W. Nelson St.</u>	
Tax Map: <u>23-1-84</u>	Deed Book and Page #: <u>561/766</u>
Acreage: <u>0.0303</u> Zoning (attach any existing conditions or proffers): <u>C-1</u>	
Property Doing Business As: <u>Violett Consignment</u>	
Overlay District:	
<input checked="" 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)	
<ol style="list-style-type: none"> 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

Table with 4 columns: Sign Type, Square Feet, Width, Height. Row 1: Hanging sign, 36, 24. Rows 2 and 3 are blank.

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 [x] 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: _____ feet

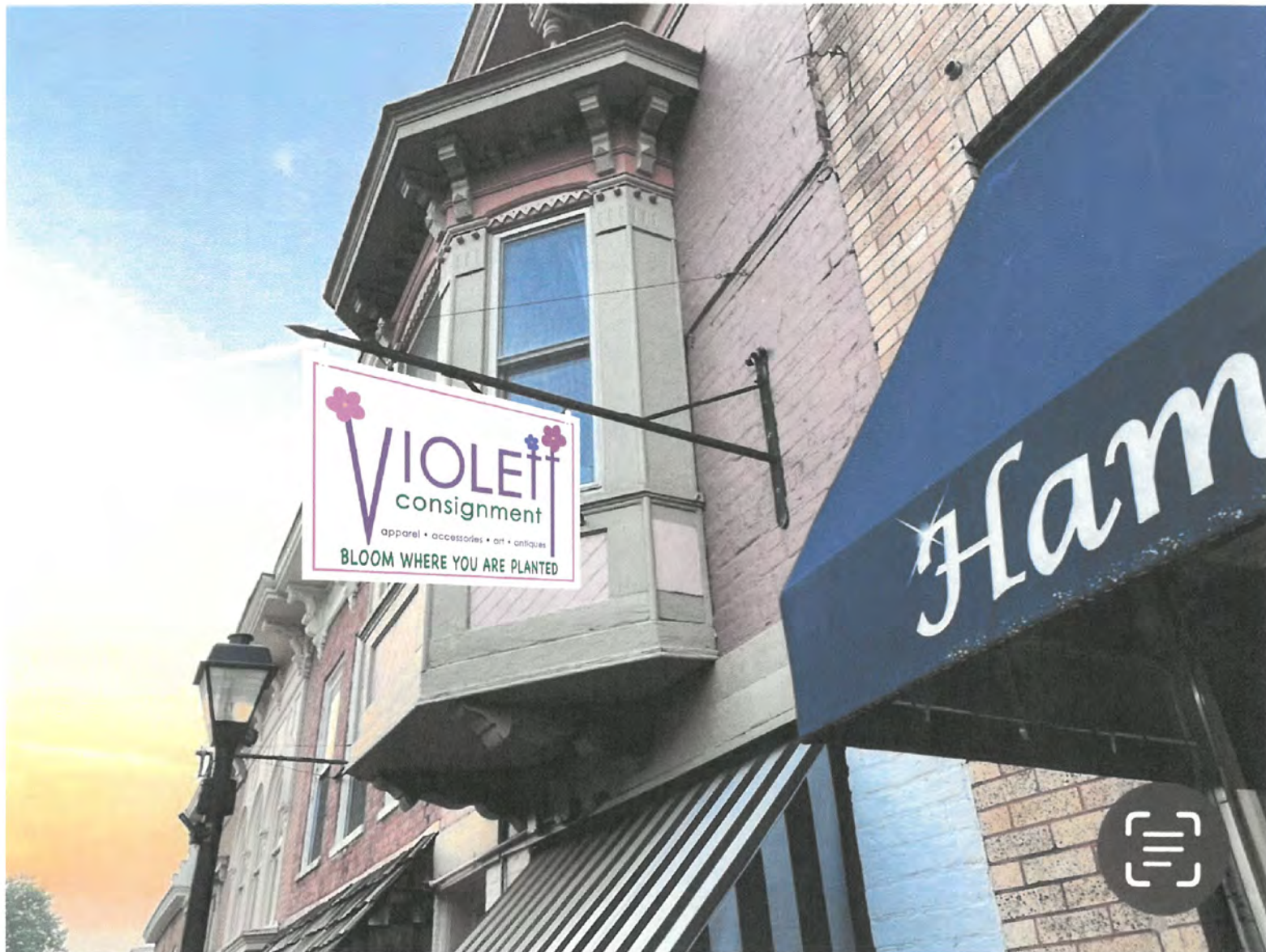
What materials will be used? _____

Will the sign be illuminated? [] Yes [x] 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

Handwritten note: existing bracket will be used



SIGN MEASUREMENTS: 36"X24"X 1/2" THICK KOMECEL (OUTDOOR PVC)
WITH VINYL PRINT AND LAMINATE APPLIED TO BOTH SIDES.

Project Name	New Wall Sign for Shenandoah Attic & Victorian Parlour
Property Location	1 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Grand Building, LLC / Debbie Darlington

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new wall sign for Shenandoah Attic & Victorian Parlour's new location at 1 S. Main Street. The applicant is requesting a 23" x 14" single-sided bronze wall sign bearing the business name in raised letters. The sign's design will match the existing addressing signage located on the column to the left of the entry. The new sign will be mounted on the brick column on the right of the entry and will not be illuminated. The actual sign was submitted with the application and will be available for consideration during the meeting.

1 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, 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.



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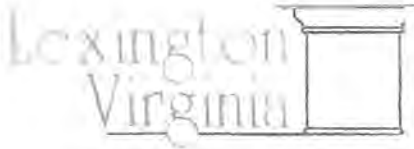
SIGN PERMIT APPLICATION

Applicant¹ Debbie Darlington
 Name: Shenandoah Attic & Victorian Parlor Phone: 540-817-0295
 Company: Shenandoah Attic & Victorian Parlor Fax: _____
 Address: 17 S. Main Street Email: missdebbie0328@gmail.com
 Applicant's Signature: [Signature] Date: _____

Property Owner
 Name: John Adamson Phone: 804-382-3862
 Address: _____ Email: _____
 Owner's Signature: _____ Date: _____

Sign Contractor Paul Gariby
 Name: Whitehall Products Phone: 231-981-3664
 Company: Whitehall Product Fax: _____
 Address: 1625 Warner St Whitehall MI Email: _____

Proposal Information²
 Address (or location description): 17 S Main St
 Tax Map: _____ Deed Book and Page #: _____
 Acreage: _____ Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Shenandoah Attic & Victorian Parlor
 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>Estate Arch Marker</u>	_____	<u>23.25" x 14"</u>	_____
Sign 2	_____	_____	_____	_____
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet _____ Color: Black/Gold
 Street Frontage (width) of building in feet _____ Gold

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 15.75" x 3 Height _____ → this sign that is on wall already is same material & color
 Width _____ Height _____

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? Recycled Aluminum ingots

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

See picture



SHENANDOAH ATTIC &
VICTORIAN PARLOUR

The Shenandoah Attic

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-32 17 S. Jefferson Street Exterior Improvements**

Project Name	Side porch rebuild and expansion at 17 S. Jefferson Street
Property Location	17 South Jefferson Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Charles T. Woolley/Elizabeth O'Byrne King

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for alterations to a side porch to the DC Salon establishment at 17 S. Jefferson Street.

17 South Jefferson Street existing conditions

The applicant is requesting approval to reconstruct a failing side porch and to expand the side porch with the following listed improvements:

1. Replace porch posts with new 4"x4" posts while retaining the existing porch roof system. The porch posts will be painted a gray color to match the existing trim color on the building.
2. Replace existing rails to match the rail detail provided in the specification sheet. The rails will be painted a gray color to match the existing trim color on the building.

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-32 17 S. Jefferson Street Exterior Improvements**

3. Install 1 1/2" x 1 1/2" pickets with a 4" spacing. The pickets will be painted a white color to match the existing exterior wall color on the building.
4. Install a new porch floor to be painted Benjamin Moore HC 162 "Brewster Gray" and a paint chip will be provided by the applicant.
5. Install white, vinyl lattice skirting and a sample of the panel will be provided by the applicant.

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):

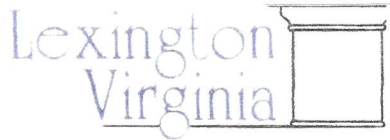
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or 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 V. Existing Buildings – Elements. beginning on page V-1, Section VI. Materials, and Section X. Painting. beginning on page X-1).

<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.



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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: Elizabeth O'Byrne King Phone: 540-817-8245
 Company: O'Byrne Contracting, Inc. Fax: _____
 Address: 2311 N. Lee Hwy, Lexington Email: eobyrne@ocivirginia.com
 Applicant's Signature: *Elizabeth King* Date: 8/23/23

Property Owner

Name: Charles T. Woolley Phone: 281-788-7190
 Address: 4131 Raven River Dr. Email: ctwoolley@sbcglobal.net
Houston, TX 77059
 Owner's Signature: *Charles T. Woolley* Date: 8/23/23

Architect/Designer

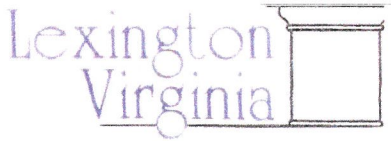
Name: Elizabeth O'Byrne King Phone: 540-817-8245
 Company: O'Byrne Contracting, Inc. Fax: _____
 Address: 2311 N. Lee Hwy, Lexington Email: eobyrne@ocivirginia.com

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.



www.lexingtonva.gov

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

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

Address (or location description): 17 S. Jefferson St.

Tax Map: 23 1 59 Deed Book and Page #: 1000000 30

Acreage: .0505 Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Salon DC

Historical Name of Building: _____

Approximate Age of Building: 1900 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 — *No change to existing*
- Samples of exterior materials and paint colors to be used — *Same as existing*

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

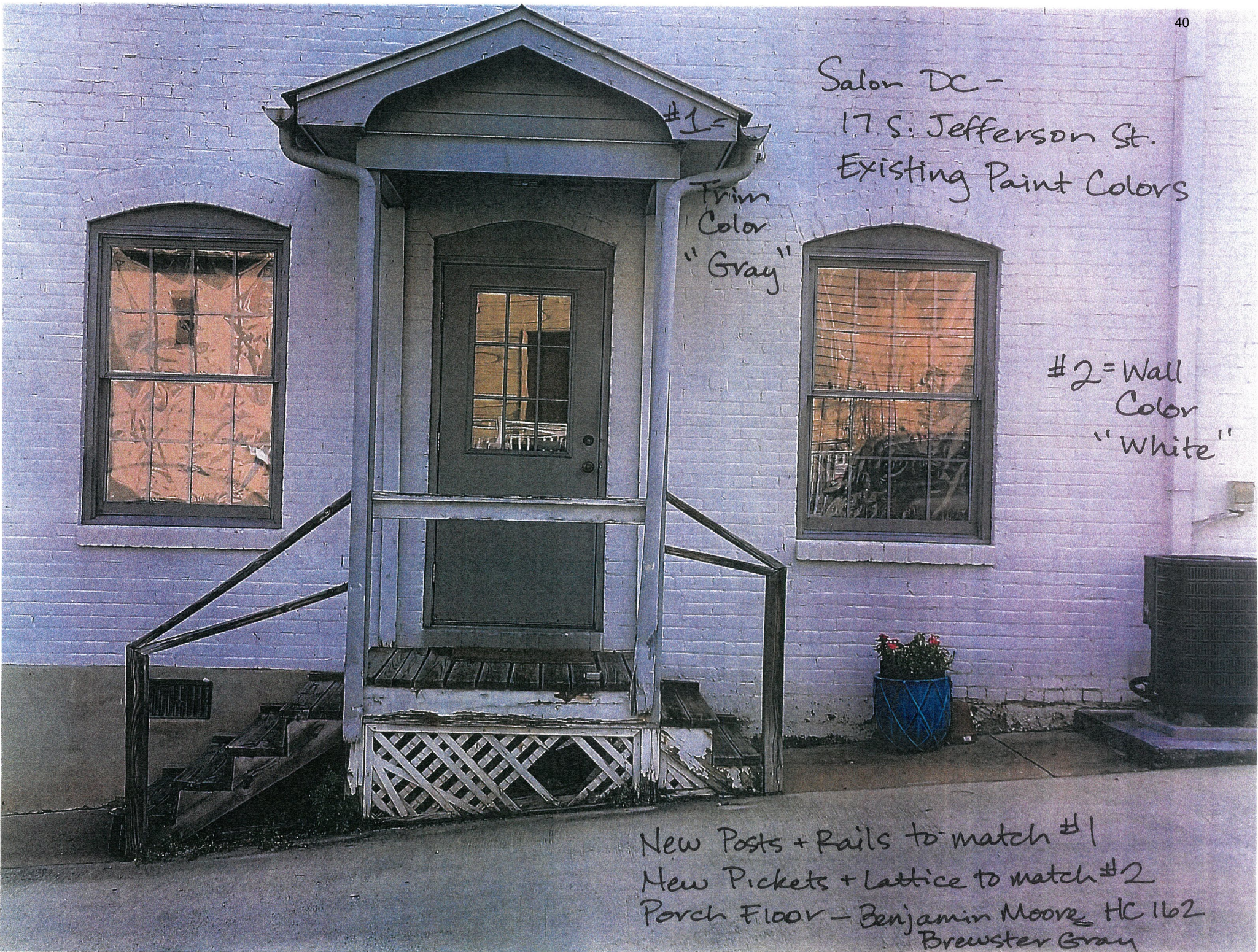
- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of 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

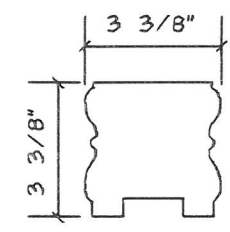
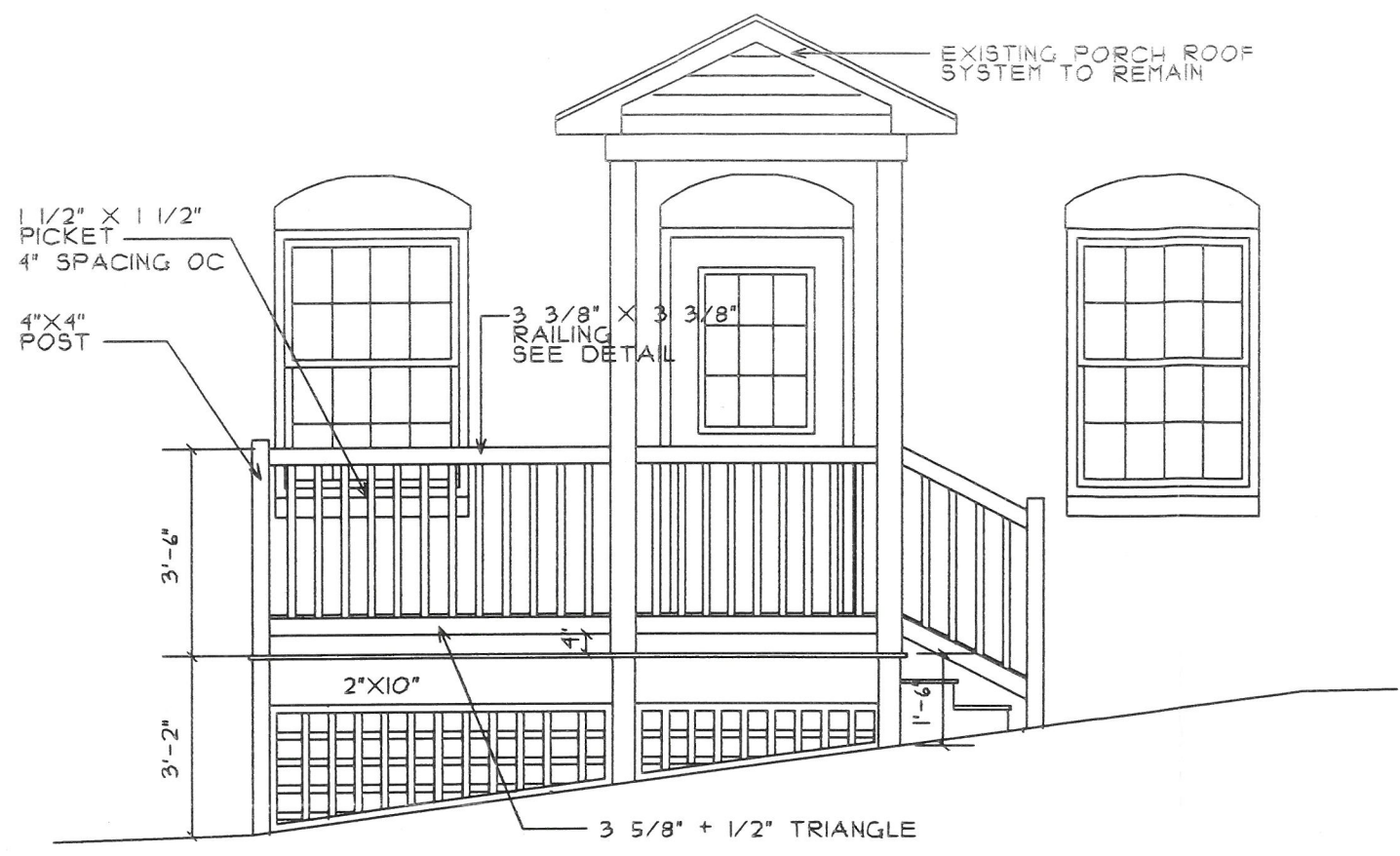
Salon DC -
17 S. Jefferson St.
Existing Paint Colors

#1 =
Trim
Color
"Gray"

#2 = Wall
Color
"White"

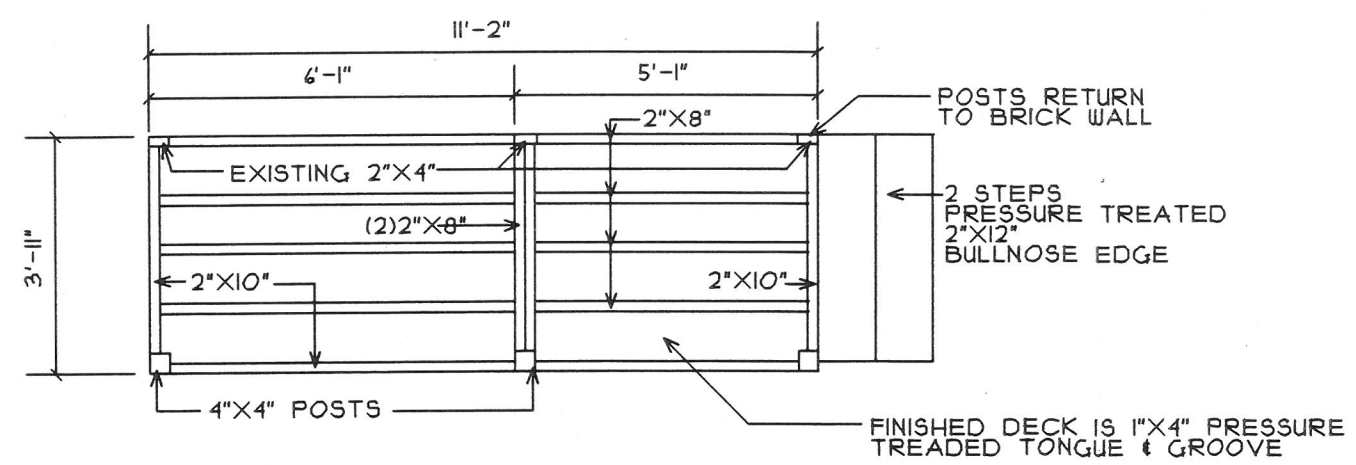
New Posts + Rails to match #1
New Pickets + Lattice to match #2
Porch Floor - Benjamin Moore HC 1162
Brewster Gray





○ SIDE ENTRY ELEVATION
1/2" = 1'-0"

○ HAND RAIL DETAIL



○ FOUNDATION PLAN
1/2" = 1'-0"

<p>MILLER ANE studio</p>	<p>420 glen avenue staunton, va 24401 540.430.0457 thea@millertonstudio.com</p>	<p>project: Salon DC Side Porch Alterations 17 S. Jefferson St. Lexington, VA</p>
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