



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, April 1, 2021 at 4:30 P.M.
Distance Meeting held though ZOOM, Lexington City Hall,
300 E. Washington Street, Lexington, VA

AGENDA

- 1. CALL TO ORDER
 - A. statement of emergency and authority to proceed
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES:
 - A. March 18, 2021 Minutes*
- 4. NEW BUSINESS:
 - A. COA 2021-08: an application by Helen Bisset for a Certificate of Appropriateness for signage and exterior improvements at 19 W. Nelson Street, Tax Map # 23-1-86, owned by Karen Neff.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. COA 2021-09: an application by Barbara Crawford for a Certificate of Appropriateness for an accessory structure at 210 W. Nelson Street, Tax Map # 16-2-C, owned by Barbara Crawford.**
 - 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, March 18, 2021 – 4:30 p.m.
Live Zoom E-meeting
Lexington City Hall
MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
 Bonnie Tombarge, Administrative Assistant

Absent: J. Goyette
 C. Honsinger. Alternate A

CALL TO ORDER

A. Glaeser called the meeting to order at 4:30 p.m. He opened with a statement saying that the due to the COVID-19 pandemic, the City is taking measures to limit attendance at public meetings. The Lexington City Council had approved an emergency ordinance allowing for public meetings to be held through real-time, electronic means. The meeting and packet were available on the City’s website, the meeting is broadcasted to the City’s Facebook page and the recording will be posted to Youtube the following day.

AGENDA:

Agenda was approved unanimously (R. LeBlanc/A. Bartenstein).

MINUTES:

Meeting minutes from March 4, 2021 were approved unanimously with a correction to the date of the minutes (A. Bartenstein/R. LeBlanc).

CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-07: an application by Ryan Dowdell for a Certificate of Appropriateness for new signage at 34 S. Main Street, Tax Map # 23-1-188, owned by Ugo Benincasa.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and door sign at 34 South Main Street. The proposed projecting sign will repurpose the existing 6.09 square foot (29.5 inches wide and 29.75 inches high) projecting sign. It will be made of wood and painted white (Rustoleum White), with a black vinyl shield and with the letters RB in a block font. They will use the bracket already on the building. The door sign will be 3.14 square feet (16 inches wide and 28-25 inches high) and be made of vinyl adhesive applied to the door glass. It will be a clear sign with a white shield and the RB letters. Below the shield will be business information, hours, contact

information and such.

The application includes a request for a window sign for a side window. It was however determined the window sign exceeds size requirements, and the request for the window sign was withdrawn by the applicant.

- 2) Applicant Statement – Red Dowdell, Owner – commented that he’s excited to be part of the community and is hoping to match the feel of the downtown area. A. Bartenstein confirmed with Mr. Dowdell that the projecting sign will be square. B. Crawford asked about the history of the design on the sign. Mr. Dowdell said that the shield design is a symbol of strength, as it is a small personal training gym, and the nick at the top is to symbolize imperfection. The RB stands for both Rockbridge and Rockbridge Barbell. Mr. Dowdell also clarified that the door will remain clear other than the vinyl sign applied to the door, it will not be frosted as the photo appears.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **R. LeBlanc moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously (5/0).**

OTHER BUSINESS:

A. Bartenstein requested an update on the antennas installed on The Gin hotel. R. LeBlanc said she has not seen them, but has received inquiries on them, and referred them to the minutes from the meetings on that application. She asked A. Glaeser when the Board had approved the application, and A. Glaeser said it was approved in August 2019. C. Alexander asked what the problem was with the antennas. A. Bartenstein said that he did not feel the representation in the application was accurate to what T-Mobile installed, but did note that A. Glaeser had worked with T-Mobile to make some positive changes to what was installed. A. Glaeser reviewed the process the ARB had gone through in the initial application. R. LeBlanc said that this was a good faith effort by the Board to get this right, and to not restrict technological advancement within the city. She also noted that cellular technology is changing rapidly, so these antennas may not be there for very long.

R. LeBlanc moved to make a resolution thanking B. Tombarge for her work supporting the ARB. C. Alexander seconded and the motion passed unanimously.

ADJOURN:

The meeting adjourned unanimously at 5:08 p.m. (A. Bartenstein/R. LeBlanc).

C. Alexander, Chair Architectural Review Board

| | |
|--------------------------|--|
| Project Name | Exterior Improvements and Signage for <i>Curated Interiors</i> |
| Property Location | 19 West Nelson Street |
| Zoning | C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District |
| Owner/Applicant | Karen Neff / Helen Bisset |

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage for the Curated Interiors business at 19 West Nelson Street.

22 W. Nelson Street existing conditions



The improvements proposed consist of repainting the exterior trim on the building in Peacock Plume, SW 0020. The body color will remain the Lotus Pod, SW 7572, color, and the awning cover will be replaced with a black awning cover in Tricorn Black, SW 6258. There are two signs proposed for the building's façade. The projecting sign is a round sign, with a p.v.c. core and vinyl applied graphics. The background color for the projecting sign will be Peacock Plume while the text and graphic will be white vinyl with black edging. The background color for the wall sign will be Peacock Plume while the text will be white vinyl with black edging. A wall sign is also proposed for the rear entrance facing the McCrums parking lot and the rear wall sign will be identical to the wall sign on the façade.

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-08 19 W. Nelson Street Exterior Improvements & Signage**

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of Appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

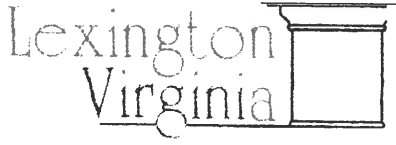
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Comment

Staff finds the proposed improvements meet the zoning criteria.



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: HELEN BISSOT Phone: 540 570.6169

Company: CURATED BY HELEN, LLC Fax: N/A

Address: 19. W NELSON Email: CURATEDBYHELEN@gmail.com

Applicant's Signature: [Signature] Date: 3-17-21

Property Owner

Name: KAREN NEFF Phone: 540.460.8339

Address: 555 GREENHILL RD. LEXINGTON, VA 24450 Email: KAREN.NEFF@FEMA.DHS.GOV

Owner's Signature: [Signature] Date: 3/15/21

Architect/Designer

Name: _____ Phone: _____

Company: _____ Fax: _____

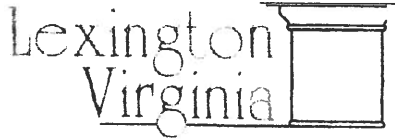
Address: _____ Email: _____

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.



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

Address (or location description): 19 W. NELSON ST.

Tax Map: 23-1-84 Deed Book and Page #: 180000881

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

Property Doing Business As: CURATED INTERIORS

Historical Name of Building: UNKNOWN

Approximate Age of Building: 220 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:

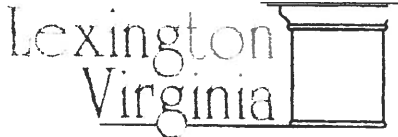
- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior SEE ATTACHED EXTERIOR PHOTO
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural 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 (including paint chips and/or color codes)

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: \$100 – Sign Permit Application Fee: \$50 Amount Paid: \$100

Case Number: ARB-COA- 2021 - 09

Date Received: 3-17-2021 Received By: B. Tombarge

Staff Review

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

Comments: _____

Planning and Development Director

Date

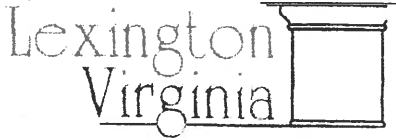
Action by Architectural Review Board

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board

Date



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SIGN PERMIT APPLICATION

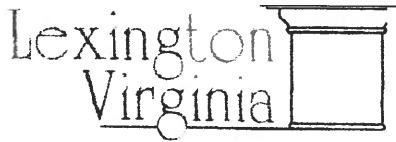
Applicant¹
 Name: Helen Bisset Phone: 540-570-6169
 Company: Curated By Helen, LLC Fax: N/A
 Address: 19 W. Nelson St. Email: Curatedbyhelen@gmail.com
 Applicant's Signature: [Signature] Date: 3-17-21

Property Owner
 Name: Karen Neff Phone: 540-460-8339
 Address: 555 Greenhill Rd. Lexington, VA 24450 Email: Karen.neff@ema.dhs.gov
 Owner's Signature: [Signature] Date: 3/15/21

Sign Contractor
 Name: Ruth Lawhorne / Donelle Dewitt Phone: 540-784-3529
 Company: Vinyl Cuts Fax: N/A
 Address: ~~100 Forest Ave~~ 2077 Magnolia Ave. Buena Vista, VA 24416 Email: vinylcutsbv@gmail.com

Proposal Information²
 Address (or location description): 19 W. Nelson Street Lexington
 Tax Map: 23-1-86 Deed Book and Page #: 180000881
 Acreage: N/A Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Curated Interiors
 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.

NON REFUNDABLE



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Sign Information

| | <u>Sign Type</u> | <u>Square Feet</u> | <u>Width</u> | <u>Height</u> |
|--------|------------------------------|--------------------|--------------|---------------|
| Sign 1 | above front entrance | 15 ² FT | 10 FT | 1.5 FT |
| Sign 2 | above back door | 15 ² FT | 10 FT | 1.5 FT |
| Sign 3 | hanging above front entrance | 7 ft ² | approx 3' | approx 3' |

Street Frontage (width) of business space in feet 24'

Street Frontage (width) of building in feet 24'

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 -

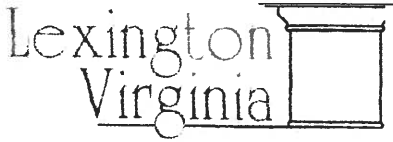
If a projecting sign, clearance from sidewalk: 8 feet

What materials will be used? wood sign, painted w/ vinyl lettering
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 (including paint chips and/or color codes)
- Style of bracket, stand, and/or awning



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THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$50 Amount Paid: \$100 Case Number: HDCOA - 2021 - 08

Date Received: 3-17-2021 Received By: B. Tombarge

Staff Review (non-Entrance Corridor or Historic District signs)

Approved

Denied

Comments: _____

Planning and Development Director

Date

Action by Planning Commission (Entrance Corridor Signs)

Approved

Denied

Comments: _____

Chairperson, Planning Commission

Date

Action by Architectural Review Board (Historic District Signs)

Approved

Denied

Comments: _____

Chairperson, Architectural Review Board

Date



Peacock
Rumle

TRICORN
BLACK

APPROXIMATE PROPORTIONS ↓

10^{ft} feet
 CURATED INTERIORS 1.5^{ft} feet
 15^{ft} feet

4 FT

Shedwin
Williams
EXTRA
WHITE

CURATED
INTERIORS

Proposed
Hanging
SIGN

SW 9044
Little Blue Box

163-C3

CURRENT TRIM COLOR

SW 0020
Peacock Plume

13

PROPOSED TRIM COLOR

SW 7572
Lotus Pod

264-C6

BUILDING COLOR

SW 6258
Tricorn Black

251-C1

AWNING COLOR



Proposed
Paint color:
Peacock Plume

Proposed
Awning color
Black

Proposed Paint color:
Peacock Plume
(Historic Paint
Collection - Sherwin
Williams)



10' x 1.5'
CURATED INTERIORS

TRIM + BRICK Remaining - THE ORIGINAL COLOR (APPROXIMATE PAINT CHIP ATTACHED)

Peacock Purple

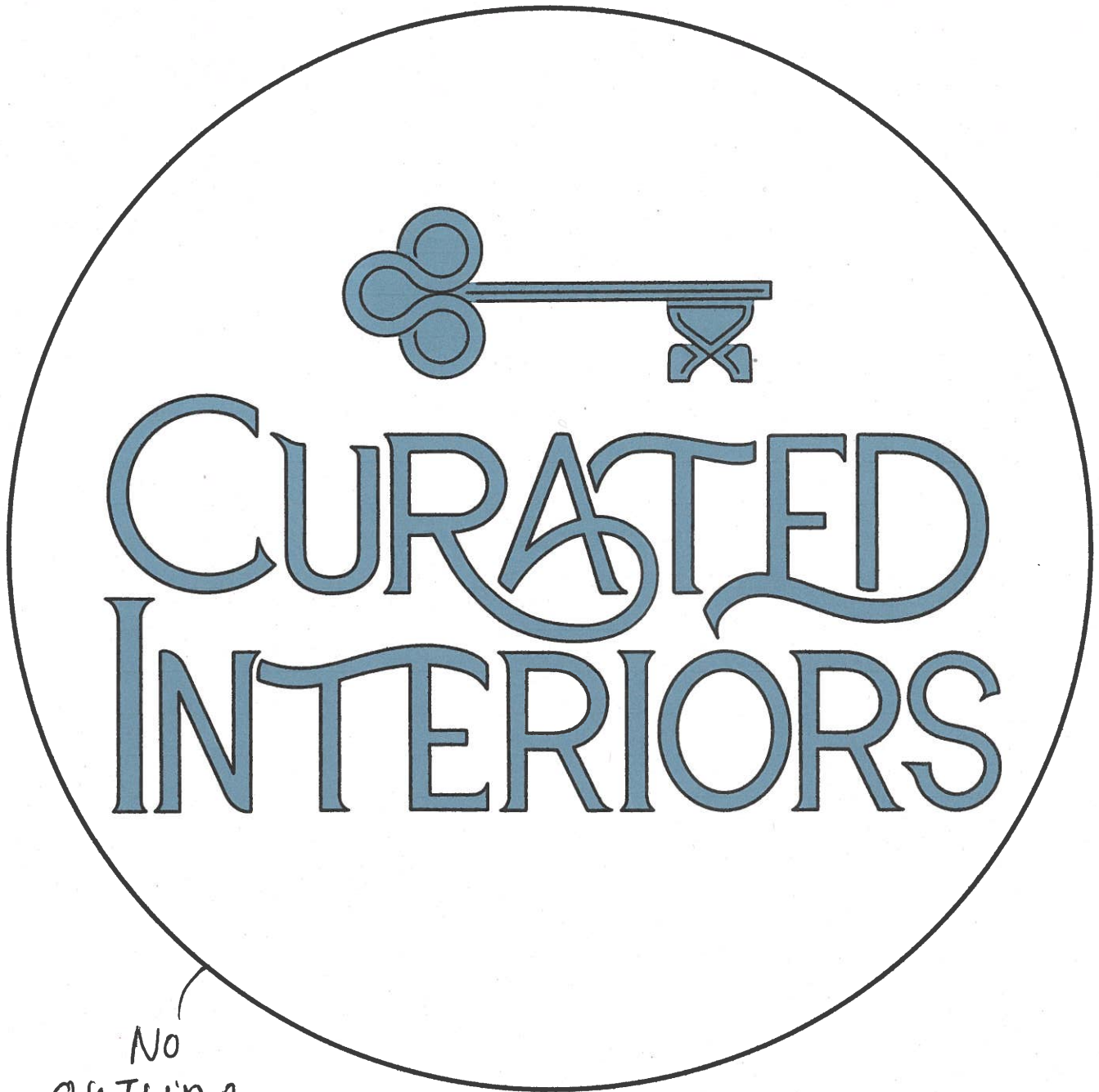
CURATED INTERIORS

STOREFRONT LETTERING

FRONT & BACK

BACKGROUND - Peacock Plum

VINYL - WHITE VINYL w/ BLACK EDGING



No
outline

BACKGROUND - Peacock Purple ~~of~~
VINYL - WHITE w/ BLACK EDGING
CORE - PVC

| | |
|--------------------------|---|
| Project Name | new studio building |
| Property Location | 210 West Nelson Street |
| Zoning | R-1 (General Residential) & Residential Historic District |
| Owner/Applicant | Barbara L. Crawford/Barbara L. Crawford |

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for a new accessory building at 210 West Nelson Street. The main building was approved by the ARB on March 6, 2020 along with a detached garage. The current request is to add a detached studio and to delete the previously approved detached garage.

210 West Nelson Street existing conditions



The proposed detached studio will be 14 feet by 22 feet, and will be constructed of materials matching the residence including smart siding, architectural roof shingles, similar doors, windows, & trim. The studio will have running water and electricity.

ARB Considerations

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.
- C. Any applicable provisions of the city's design guidelines.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: BARBARA CRAWFORD Phone: 540-570-0894

Company: _____ Fax: _____

Address: 726 PHUNKETT ST A^{APT} Email: barbara.crawford@SVU.EDU

Applicant's Signature: [Signature] Date: _____

Property Owner

Name: BARBARA CRAWFORD Phone: 540-570-0894

Address: 210 WEST NELSON Email: BARBARA.CRAWFORD@SVU.EDU

Owner's Signature: [Signature] Date: MARCH 18 2007

Architect/Designer

Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

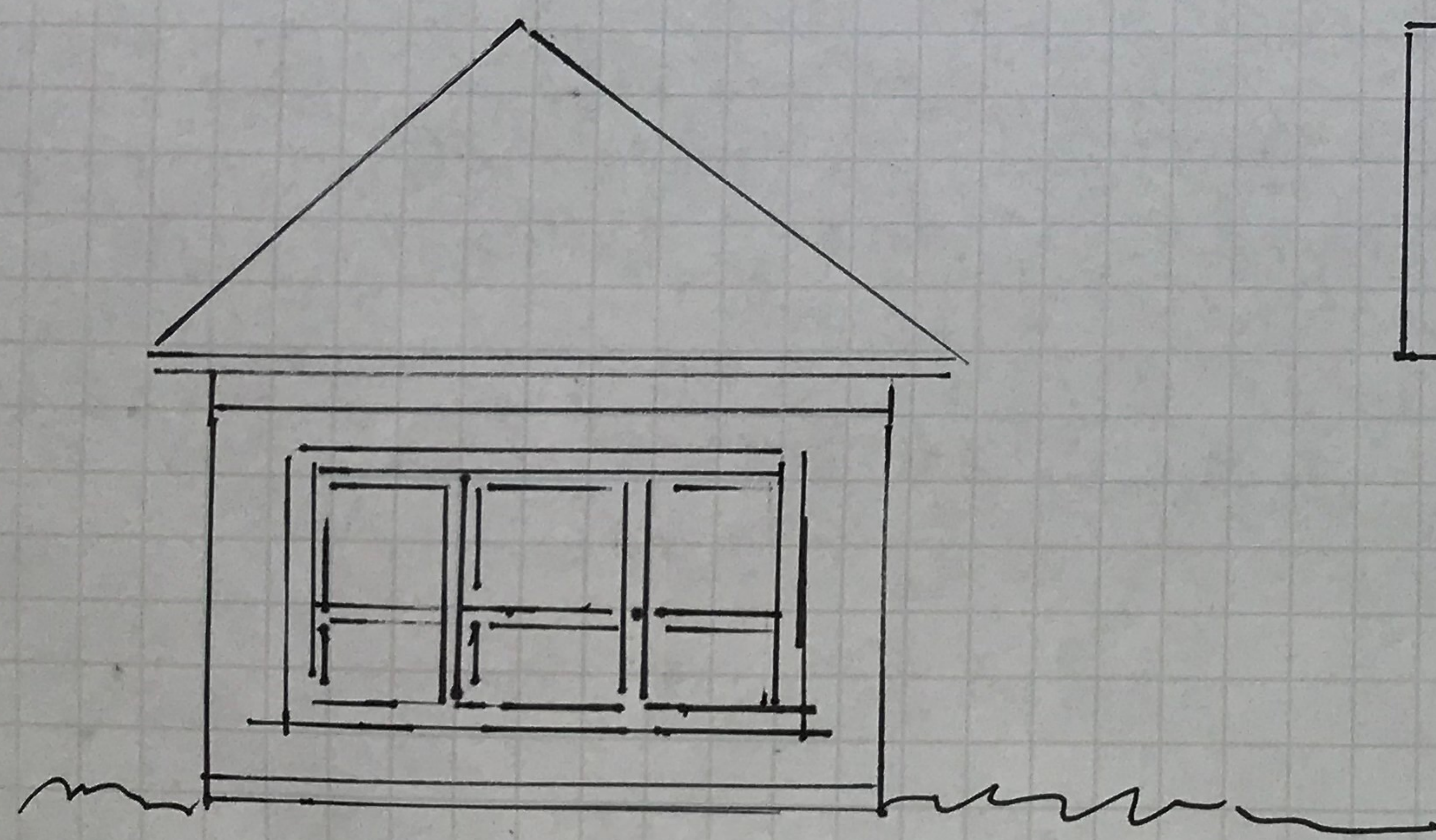
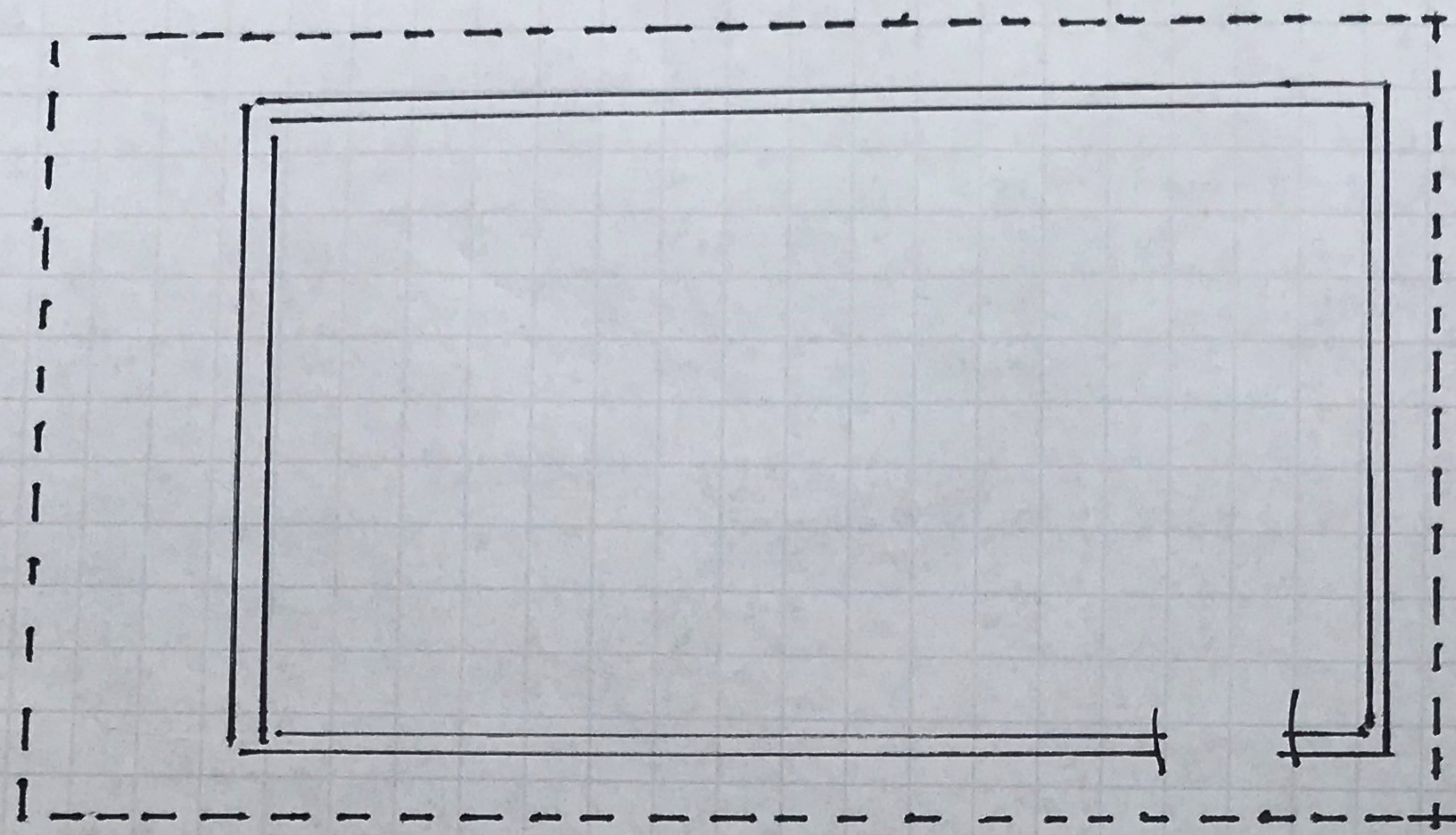
Administration

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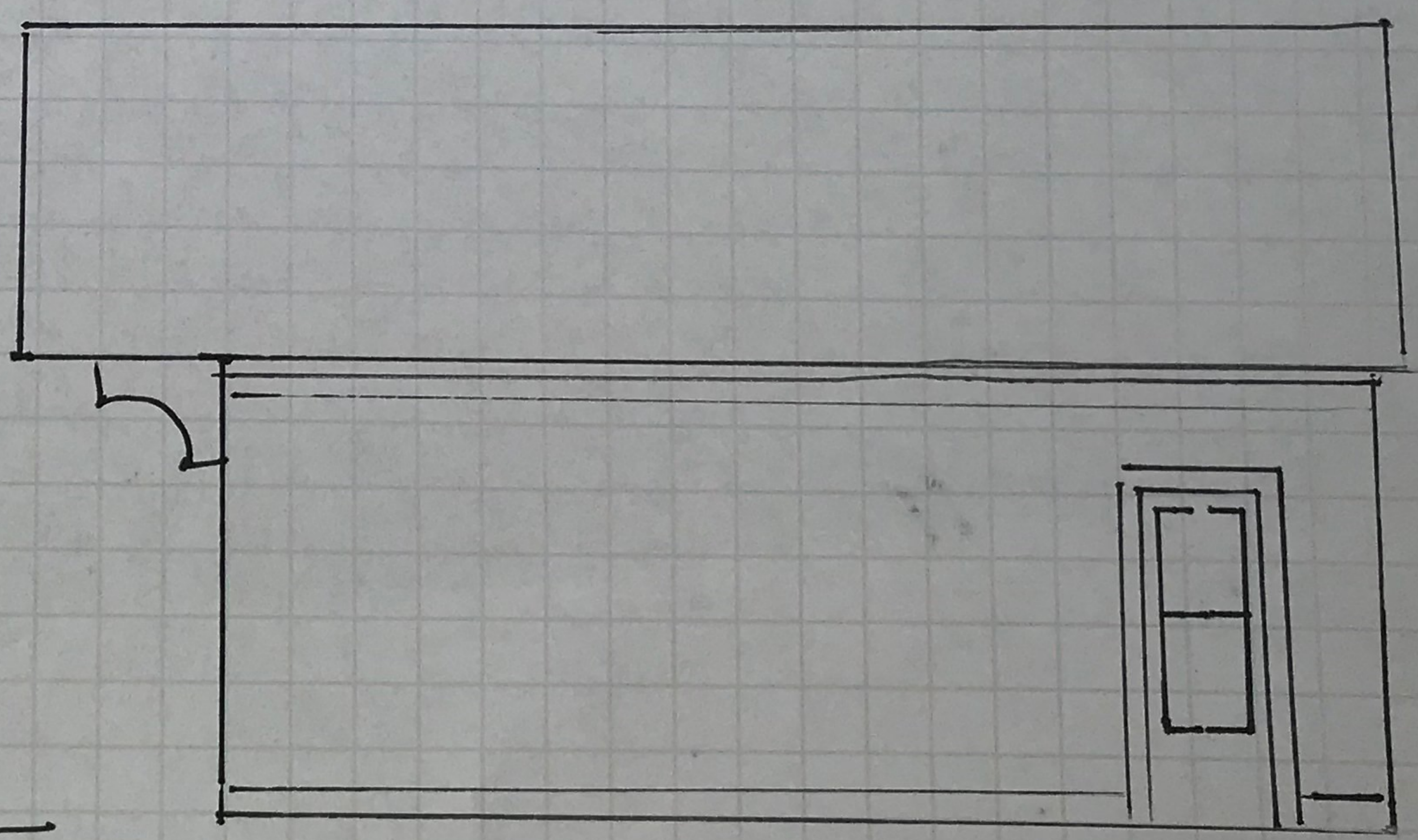
This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through 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.

*Fees Non Refundable



TOWARDS R/W



TOWARDS COTTAGE

NEW

PREVIOUS

FLOWER BEDS

GRAVEL COURTYARD

STOP SIGN

STREET SIGN

L=57.40'
R=50.00

844°49'14"W

NEW WAY

