



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, May 2, 2024 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. April 18, 2024 Minutes*
4. NEW BUSINESS:
 - A. COA 2024-15: an application by Rick Alford and Natalie Shulkin for a Certificate of Appropriateness for the construction of a new main building and a new accessory building at 316 S. Main Street, Tax Map #23-4-1, owned by Richard Alford.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. COA 2024-19: an application by Maryann Kaminsky for a Certificate of Appropriateness for new signage at 129 S. Randolph Street, Tax Map #23-1-166, owned by Taylor Woody, Jr.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - C. COA 2024-20: an application by Jimmie Zimmerly for a Certificate of Appropriateness for exterior improvements and new signage for Blue Sky Coffee Bar at 123 W. Nelson Street, Tax Map #23-1-50, owned by 2022plus3, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

*indicates attachment

**Lexington Architectural Review Board
Thursday, April 18, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Caroline Alexander, Chair
Arthur Bartenstein, Vice-Chair
Julie Goyette (left the meeting at 5:30 p.m.)
Ian Small
Jessie Taylor
Barbara Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

CALL TO ORDER:

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

AGENDA:

C. Alexander moved to reorder the applications on the agenda. I. Small seconded and the agenda was approved unanimously as amended.

MINUTES:

The minutes from the March 7, 2024 were unanimously approved as presented. (J. Goyette / J. Taylor)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-13: an application by Glenda Dudley for a Certificate of Appropriateness for exterior improvements and new signage for Home Town Barber Shop at 9 S. Jefferson Street, Tax Map #23-1-64, owned by Seth Goodhart.

- 1) Staff Report – This was an application for a new projecting sign, a new door sign and a new paint color for the door and trim for Home Town Barber Shop at 9 South Jefferson Street. The proposal was to repaint the entry door, the window to the left of the door and associated trim details in Sherwin Williams Rock Bottom. The green façade color would be unchanged. The door sign would consist of a 16” x 12” translucent vinyl decal with gold logo details centered on the upper half of the door glass. The projecting sign would measure 30” x 12” x 6 mm and be made from black ACM (aluminum composite material) with digitally printed vinyl decals applied to both sides. The vinyl logo decals would be white with a gold shadow. The sign would be hung from the existing bracket and would not be illuminated. Additional sign details, including material samples and the proposed sign graphic and text, were included in the application materials for Board review.

- 2) Applicant Statement – None
- 3) Public Comment - None
- 4) Board Discussion & Decision – **I. Small moved to approve the application as presented. J. Goyette seconded and the motion passed unanimously. (5-0)**

B. COA 2024-14: an application by Aurora McClain for a Certificate of Appropriateness for new signage for FormWright Design, LLC and Dugan Psychotherapy at 18 W. Washington Street, Tax Map #23-1-67, owned by Fred & Jean Kirchner.

- 1) Staff Report – This was an application for a new wall sign for FormWright Design, LLC and Dugan Psychotherapy at 18 W. Washington Street. The sign consisted of two (one for each business) aluminum sign faces affixed to a 1’-9” x 2’-0” wooden base. The wooden base and logo details were in hadley red and the aluminum sign faces in white chocolate (Benjamin Moore colors HC-65 and 2149-70). The sign would be mounted to the right of the entry door and would not be illuminated. The projecting sign for Kirchner & Associates would remain. Additional sign details, including color samples and sign design were included in the application materials for Board review.
- 2) Applicant Statement – None.
- 3) Public Comment - None
- 4) Board Discussion & Decision – **I. Small moved to approve the application as presented with the condition that the sign be attached to the building through the mortar or in a manner that does not harm the brick. J. Taylor seconded and the motion passed unanimously. (5-0)**

C. COA 2024-17: an application by Bill and Jessica Harden for a Certificate of Appropriateness for new signage for Hardens at 7 N. Jefferson Street, Tax Map #16-41-9A, owned by 2022plus3, LLC.

- 1) Staff Report – This was a request for a new post-mounted projecting sign and a new window sign for Hardens restaurant at 7 N. Jefferson Street. The applicant requested a 30” x 14” projecting sign made from expanded PVC with digital vinyl decals in gold and white on a black background, to be hung from a 37” x 80” cast aluminum sign post located to the left of, and behind, the front step. The sign post had a black powder coat finish, a ball finial and a fluted base. The post’s scroll arm, from which the sign would be hung, was 34” wide and 61” from the base of the post. The projecting sign would not be illuminated. The applicant also requested a 53 ¼” x 9 ½” window sign consisting of the business name in metallic gold vinyl text applied to the exterior surface of the transom glass. Additional sign details were included in the application and a sample of the gold vinyl was available for the Board to review. Responding to a question from B. Crawford about the proposed location of the projecting sign, A. Glaeser clarified it would have to be behind the steps to prevent it from being an obstacle, given its height.
- 2) Applicant Statement – Responding to additional questions about the location of the proposed post-mounted sign in relation to the building and other previously approved exterior improvements, sign designer Donelle DeWitt said the sign would be parallel to the front of the building and out of the way of pedestrians. She was unable to comment on other approved but

as yet uncompleted improvements. She clarified that the vinyl lettering on the transom glass would be a metallic gold, while the gold proposed for the projecting sign would not be metallic. She did not have color samples for the projecting sign.

- 3) Public Comment – None
- 4) Board Discussion & Decision – Several Board members questioned orienting both signs toward the street rather than orienting one perpendicularly to the building, toward traffic. J. Goyette questioned the differences in the signs’ designs. A. Bartenstein noted the projecting sign, given its height, would become an obstacle for pedestrians if it were to be oriented perpendicularly. B. Crawford asked if the Board could request a plan showing the sign’s exact location. There was general agreement that would be helpful. Saying he felt there was sufficient information to make a decision about the window sign, **I. Small moved to approve the window sign as presented. A. Bartenstein seconded and the motion passed unanimously. (5-0)** There was additional discussion about concerns related to the projecting sign which included its precise location, the rationale behind the choice of a post-mount and the style of the post as it relates to the other metal features on the building. **C. Alexander moved to defer a decision on the projecting sign request pending further information addressing the Board’s concerns. The additional information was to include: the sign’s exact location and its relation to the landscaping and other exterior improvements, its orientation with respect to the street and sidewalk, sign color samples, and a rationale for the choice of the post and how it will relate to the existing metal railings. I. Small seconded and the motion passed unanimously. (5-0)**

J. Goyette left the meeting early and B. Crawford, who had taken part in discussion but abstained from voting on the first three applications, voted on the remaining applications.

D. COA 2024-15: an application by Rick Alford and Natalie Shulkin for a Certificate of Appropriateness for the construction of a new main building and a new accessory building at 316 S. Main Street, Tax Map #23-4-1, owned by Richard Alford.

- 1) Staff Report – This was a request for the construction of a new main building and a new accessory building on the vacant parcel at 316 S. Main Street, located in the Residential Historic District. The proposal was for the construction of a two story house and a detached shed. Elevation drawings, a site plan, samples of paint colors and material spec sheets were made available for the Board’s review. Responding to questions from Board members Crawford, Alexander and Small, A. Glaeser clarified the addressing of the property, how the signs for the adjacent property and cemetery were sited, and setback requirements for the property.
- 2) Applicant Statement – Applicants Rick Alford and Natalie Shulkin were present and answered a number of questions from Board members. Mr. Alford stated the house width was 30 feet and the lot width was 50 feet. He said the design had been intended to read as an old mercantile meant to be appropriate to the parcel’s location. Ms. Shulkin confirmed the design included two front doors, but would contain only one unit. She said the asymmetrical fenestration was based on a house she had seen. She indicated that the pendant light would be centered over the main door and the sconce would likely be mounted to the right of the other door. She also

clarified that the house's main door was recessed and the sidelites on either side of it were at an angle. When A. Bartenstein noted the building's south elevation would be visible from Main Street, the applicants provided drawings of all four elevations for the Board to review. When asked to clarify paint colors, Ms. Shulkin said the body of the structure would be Ashley Gray (HC 87), the doors would be Urban Nature (AF-440), and all trim elements would be Pale Oak (OC-20), though the window frames and mullions would be black. The majority of the roofing would be black architectural shingles, though the back stoop would have a black metal roof. The front porch posts and the trim around the sidelites would be painted the Pale Oak color. The porch deck and stair treads, as currently designed, would be constructed of pressure treated wood stained Amherst Gray (HC 167), though a composite material of the same color might be used. She said she believed the louver vents would be made from a plastic material that would be painted the same color as the body of the house. She produced a sample of the proposed LP Smart Side composite siding but was unsure whether it would be textured or smooth. When asked about the siding beneath the large windows, she said they would be made to look like panels and would likely incorporate both the body and trim colors. The proposal was for double hung, two over two windows on the second floor. C. Alexander offered that she thought the porch design might benefit from an additional post to the right of the second door. She also encouraged the applicants to consider where they would place addressing numbers and a mailbox. Mr. Alford said the front walkway would likely be made of gravel and step stones, and the parking at the rear of the property would be gravel. During discussion about the proposed rear parking, A. Glaeser confirmed a minimum of two off-street parking spaces would be required by zoning.

- 3) Public Comment – None
- 4) Board Discussion & Decision – C. Alexander reminded the Board of its ability to ask for additional information, including an elevation showing the building within the streetscape. She added that she would like more time to consider the proposal from all four sides, especially given its prominent location. I. Small and J. Taylor agreed a streetscape elevation drawing would be helpful. A. Glaeser clarified that the limitation placed on the Board in the Downtown Historic District to consider only those improvements visible from the public way was not in effect in this case. He noted that in the Historic Residential District, where this property is located, the Board's authority to review the construction or demolition of a main or accessory building is not explicitly constrained by what is visible from the public way. He apologized for not having made that distinction earlier. C. Alexander suggested the applicants update the elevation drawings to include overall heights and widths, and to include the placement of other exterior elements. B. Crawford suggested considering a more symmetrical layout for the front porch posts. **B. Crawford moved to defer the application until additional information could be provided, including an elevation showing the building in relation to adjacent buildings and a color rendering of the front façade showing all proposed elements. J. Taylor seconded and the motion passed unanimously. (5-0)**

E. COA 2024-18: an application by Dorothy Blackwell for a Certificate of Appropriateness for new signage for Nelson Gallery at 27 W. Washington Street, Tax Map #16-4-9, owned by Shane Gonsalves.

- 1) Staff Report – This was an application for a new projecting sign for Nelson Gallery at 27 W. Washington Street. The applicant proposed a 3’ x 2’, double-sided, hand painted, wooden sign. It will feature an artist’s palette on a black background with the gallery’s name applied in vinyl lettering. Hepplewhite Ivory (HC-36) will be used as the primary color for the palette and Black (2132-10) will be used for the sign’s background – both are Benjamin Moore colors. The sign will be hung from the existing bracket and will not be illuminated.
- 2) Applicant Statement – Responding to an observation made by C. Alexander, applicant Dorothy Blackwell acknowledged the font proposed for the sign was different than that used on the windows. She said it had not been intentional and the font on the sign could be changed if that would be preferable. Conrad Matiuk remarked that the proposed lettering had been chosen to be visible from a distance and A. Bartenstein agreed the proposed font worked well with the sign’s overall design. Ms. Blackwell responded to a question from J. Taylor by saying the Hepplewhite Ivory color would be the only color used for the palette. B. Crawford recommended adjusting the placement of the black lettering so that none of it overlaps with the black background of the sign, allowing the lettering to better stand out.
- 3) Public Comment - None
- 4) Board Discussion & Decision – **A. Bartenstein moved to approve the application as presented. I. Small seconded and the motion passed unanimously. (5-0)**

F. COA 2024-16: an application by Arthur Bartenstein for a Certificate of Appropriateness for the construction of a new accessory building at 104 White Street, Tax Map #22-12-5, owned by Arthur Bartenstein.

A. Bartenstein recused himself from consideration of the application and moved to present an applicant statement and respond to questions from the Board.

- 1) Staff Report – This was an application to construct a new accessory building at 104 White Street, located in the Residential Historic District. Director Glaeser deferred to the applicant for an explanation of the proposal.
- 2) Applicant Statement – Directing the Board’s attention to the Bird’s Eye architectural renderings included in his application, A. Bartenstein explained the construction of the proposed new accessory building was to be done in conjunction with a renovation of the main house and another accessory structure on the property. The new building would be a one story cottage on the east side of the main dwelling, intended to balance an existing accessory structure on the other side of the house and to create a courtyard-type space at the rear. The intent was for both accessory structures to read as secondary outbuildings and not to compete with the house. The new cottage would be faced with brick reclaimed from the house during the renovations. He then provided a brief summary of the overall project. A. Glaeser reminded the Board that, while the elements included in the renovations to the existing structures could be considered and helpful in informing a decision about the proposed new building, the Board only had the authority to approve or deny the construction of the new accessory building. A. Bartenstein continued by stating the cottage would have a standing seam metal roof in Slate Gray, to match the new roof on the main house. He provided a sample of the cream color proposed for the trim and windows of the new cottage, which he explained was deliberately

chosen to differ from and be more subdued than the white trim on the house. He confirmed the only elements visible from the front would be the red brick, the cream trim and window, and the slate gray roof.

- 3) Public Comment – None
- 4) Board Discussion & Decision –**I. Small moved to approve the application as presented. J. Taylor seconded and the motion passed unanimously. (4-0)**

OTHER BUSINESS:

Director Glaeser reported two COA applications had been submitted for the May 2nd meeting.

ADJOURN:

The meeting adjourned at 6:39 p.m. (I. Small / A. Bartenstein)

C. Alexander, Chair, Architectural Review Board

Staff Report

**Lexington, VA Residential Historic District COA
COA 20234-15 New Main & Accessory Buildings at 316 S. Main Street**

Project Name	Construction of new main and accessory buildings at 316 S. Main St.
Property Location	316 S. Main Street
Zoning	R-LC (Residential – Light Commercial) & Residential Historic District
Owner/Applicant	Rick Alford and Natalie Shulkin / Richard Alford

Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for the construction of a new main building and a new accessory building on the vacant parcel located at 316 S. Main Street. The construction will consist of a two story house and a detached shed. Project details are included in the application materials.

The Architectural Review Board reviewed this proposal on April 18, 2024 and deferred its decision pending additional information including an elevation showing the proposed building in relation to adjacent buildings and a color rendering of the front façade showing all proposed elements. The applicants have since submitted additional materials which have been added to the earlier application.

316 South Main Street existing conditions



Location map



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.

(Applicable sections of the Lexington Design Guidelines are:

Section IV. Guidelines for Site Design. on page IV-7,

and Section VII. Guidelines for New Construction & Additions on page VII-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 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 project meets the zoning criteria.



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

www.lexingtonva.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Rick Alford Natalie Shulkin Phone: R. 540-460-3372
N. 540-570-2000

Company: _____ Fax: _____

Address: 25 Florence Sarah Ln Email: R- rick@lexva realestate.com
Lexington, VA 24450 N- natalieshulkin@gmail.com

Applicant's Signature: R. Alford Date: 3/6/24
Natalie Shulkin 3/6/24

Property Owner

Name: see above Phone: _____

Address: _____ Email: _____

Owner's Signature: Natalie Shulkin Date: 3/6/24

Architect/Designer

Name: Alan Mc Mahan Phone: 804-627-3689

Company: _____ Fax: _____

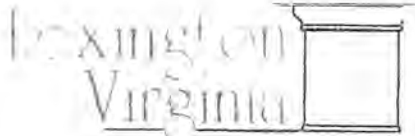
Address: 303 Tulip Tree Ln Bedford Email: awmcmahan@comcast.net
VA 24121

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): 314 S. Main St

Tax Map: 23-4-1 Deed Book and Page #: 210000 444

Acreage: 0.148 Ac Zoning (attach any existing conditions or proffers): R LC

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

Alford/Shulkin
TBD S. Main St.

Ashley Gray, HC 87
BODY



2'-0" dia.
louver vent

roofing as
spec'd.

12
8

Gutter
Pale Oak OC 20
TRIM

OC-20

Pale Oak

12
13

12
8

Black Gutters,
Roof + windows

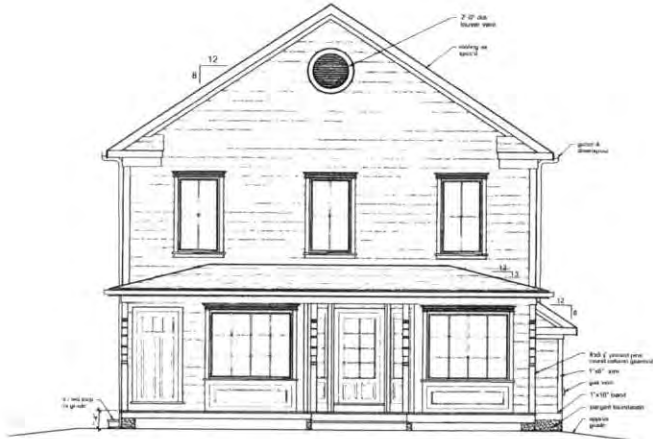
AF 440
Urban Nature
DOORS

AF-440

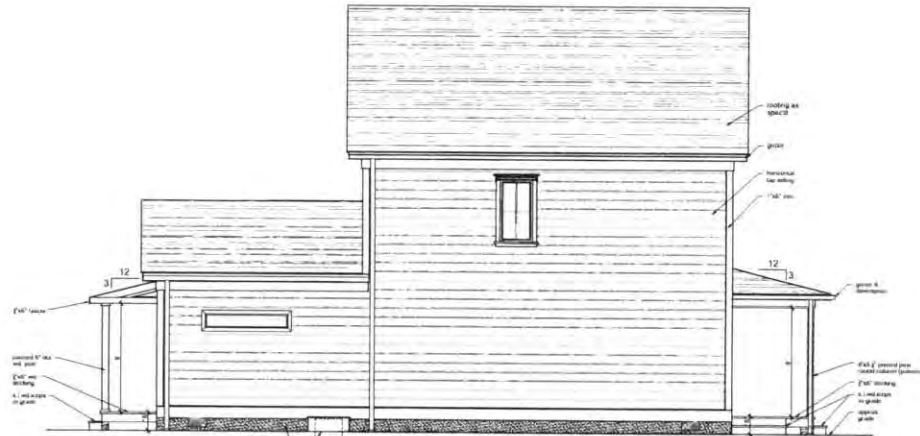
Amherst Gray
HC 167
DECK + STAIR
TREADS

ALFORD/SHULKIN ELEVATIONS

314 S. MAIN



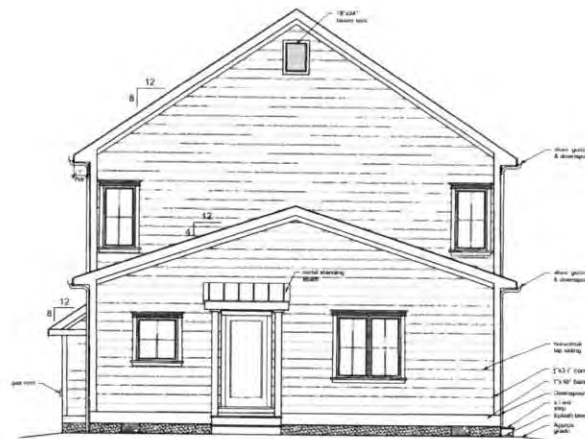
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

McMahan
Home Designs

Alan McMahan
303 Tulip Tree Lane
Moneta, Va. 24121
(804) 627-3689
awmcmahan@comcast.net

Sht. 3 of 6

Sheet Name:
Elevations

Scale: 1/4"

1st flr. sq. ft.:
1169

2nd flr. sq. ft.:
749

Date: 03/05/24
Revisions:

Shulkin /
Alford
Residence

5 Main St.
Lexington
Virginia

Alford/Shulkin Private Residence
TBD S. Main Street
Project Details

Paint Colors:

Body: BM Ashley Gray, HC 87

Trim & Porch Posts: BM Pale Oak, OC 20

Doors: BM Urban Nature, AF-440, black grills

Windows: Black

Front Porch Panels under Windows: Urban Nature & Pale Oak

Stairs and Deck: BM Solid Stain Amherst Gray, HC 167

Building Details:

Roof: Black Architectural Shingles

Siding: LP Smart Side

Deck and Stair Treads: Wood

Gutters & Downspouts: Black aluminum

Windows: Double Hung, Black with black grills

Gable Vent: Body Color

Foundation: Parged Cement, lightened body color

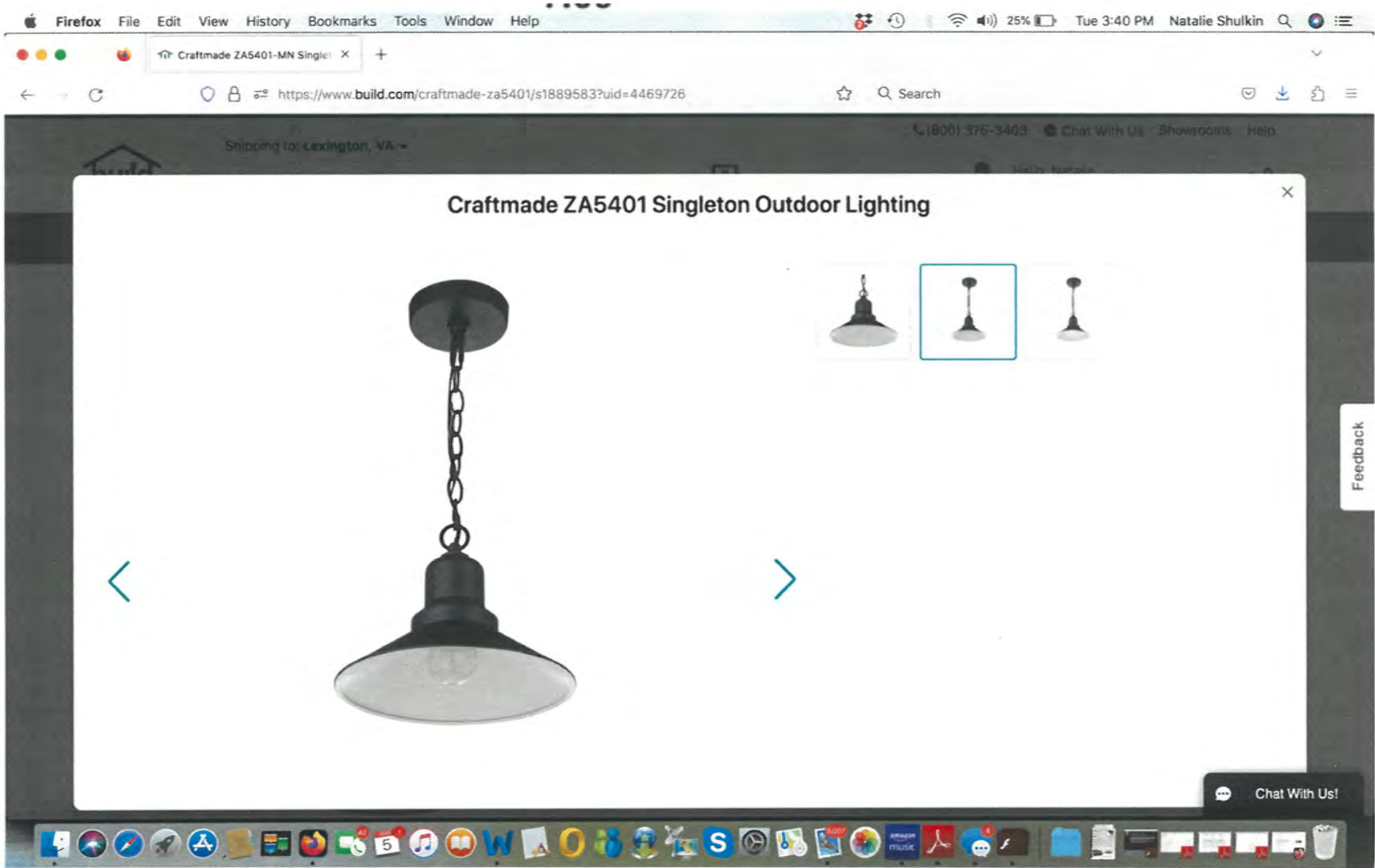
Lighting:

Black Pendant at Main Door

Black Wall Sconce to right of 2nd Door

Rear Shed:

Painted w/House Colors



ALFORD / SHULKIN HANDICAP EXTERIOR LIGHT
(LOCATED OVER MAIN ENTRANCE)

ALFORD / SHULKIN EXTERIOR SOURCE
(LOCATED AT SECONDARY ENTRANCE)

Natalie Shulkin
ARB
March 5, 2024 at 3:44 PM
ICE Rick Alford

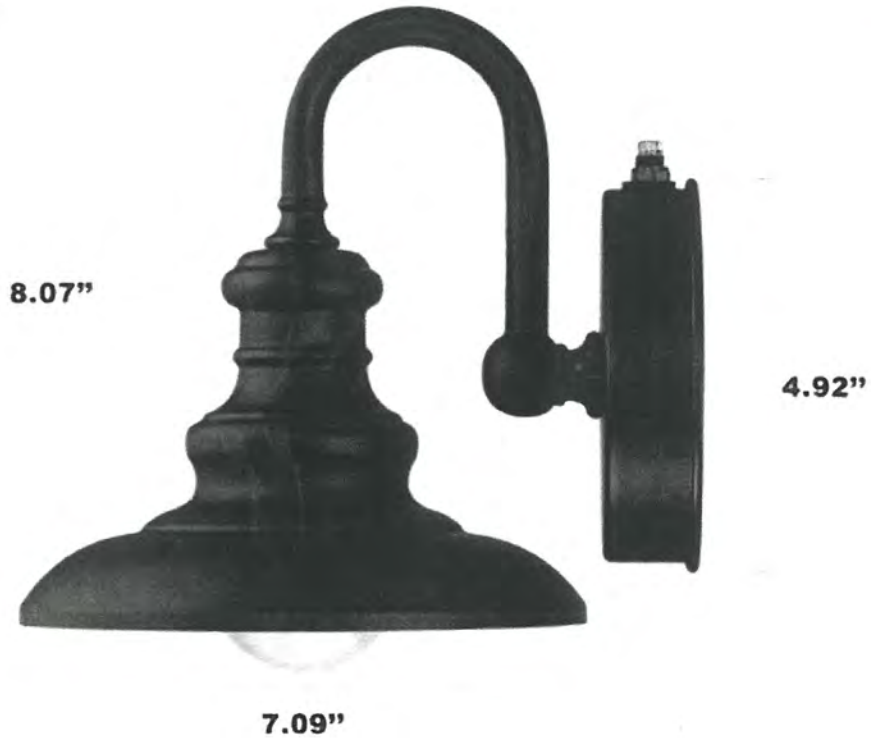
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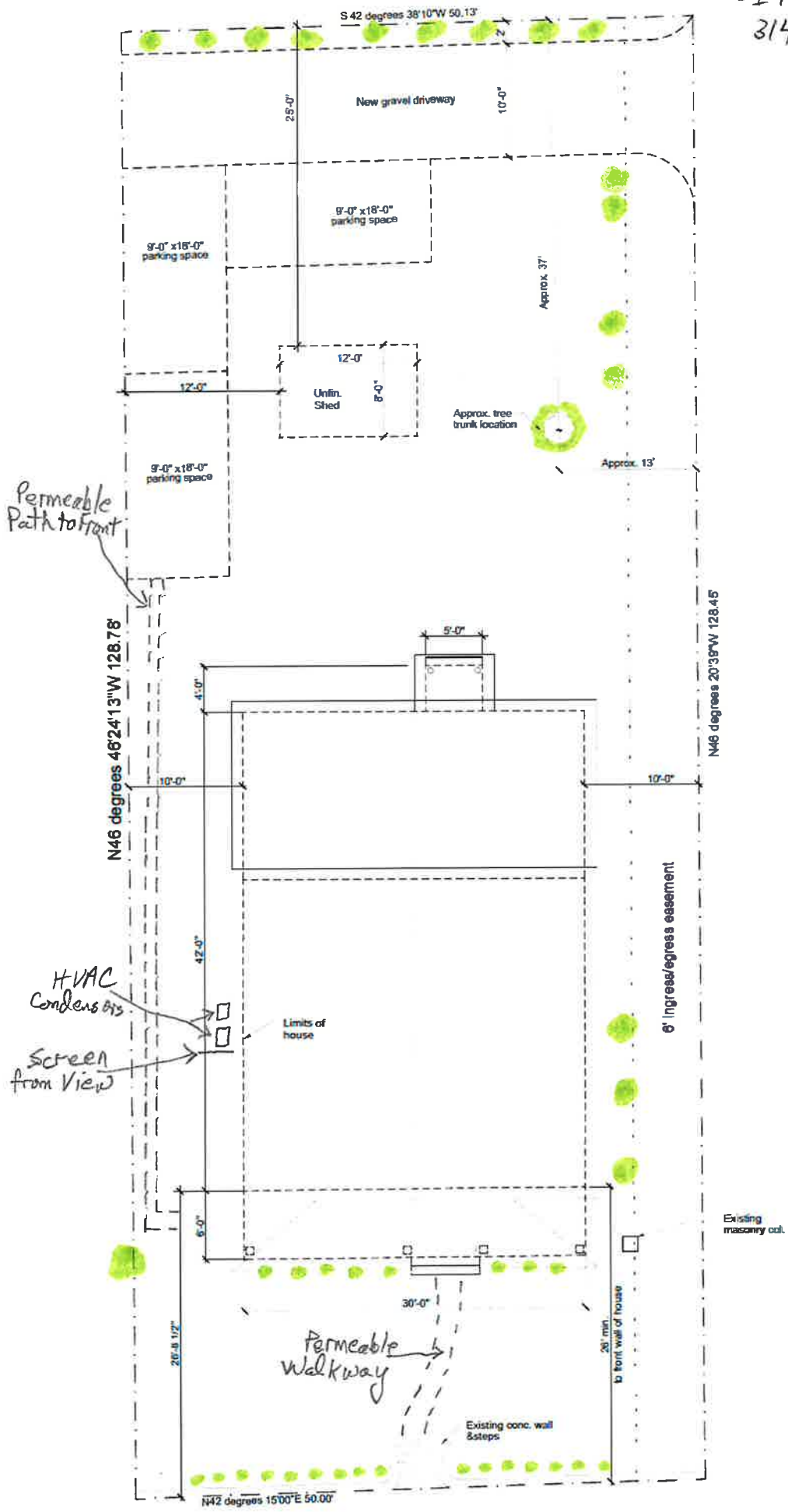
Please print

Thank you!

DIMENSION



ALFORD/SHULKIN
 SITE PLAN
 314 S. MAIN



ALFORD/SKULKIN - SHED DESIGN
(COLORS TO MATCH HOUSE)

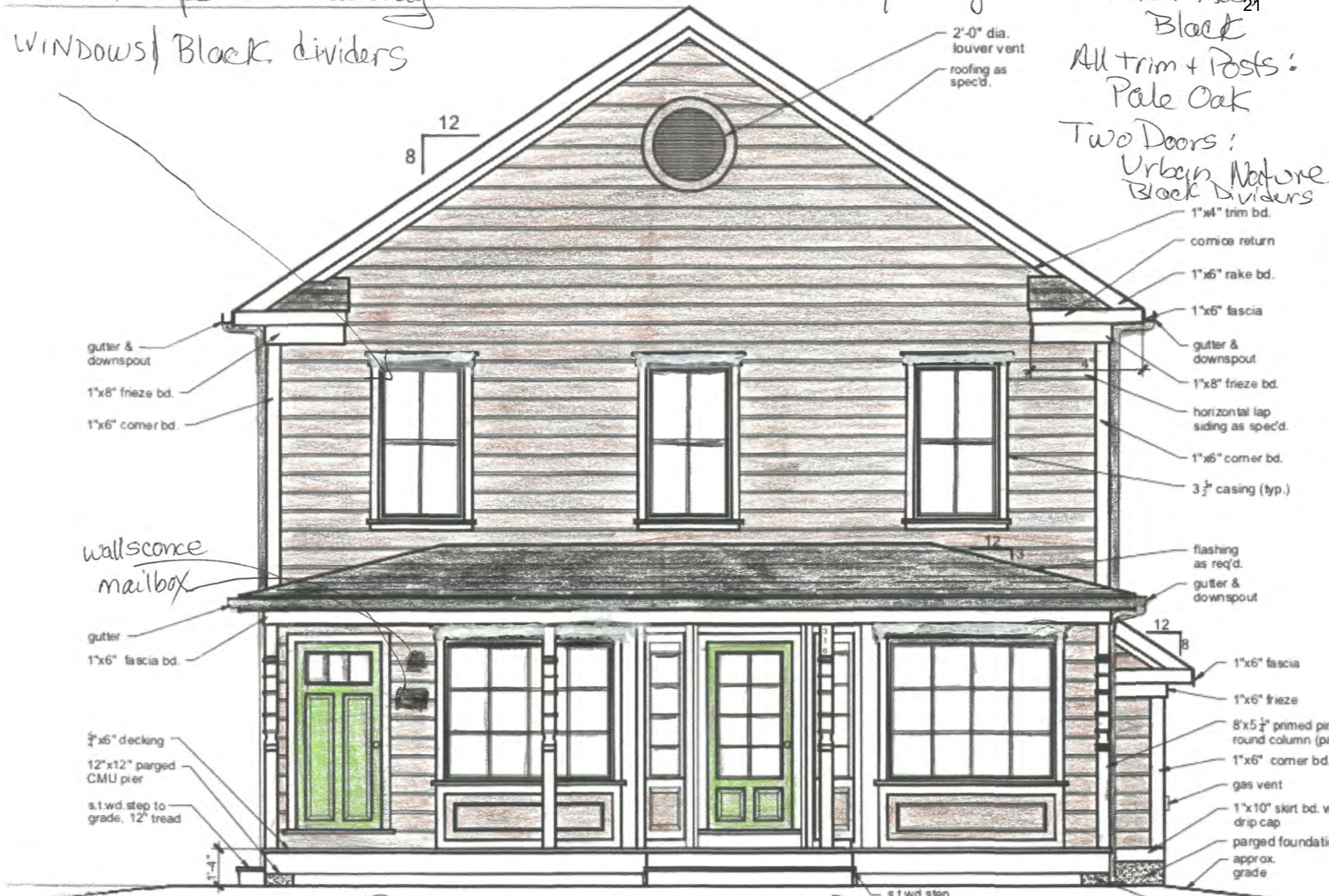


Application
materials
submitted
since
April 18, 2024

Deck + steps: Chelsea Gray
Windows / Black dividers

Body Color: Ashley Gray

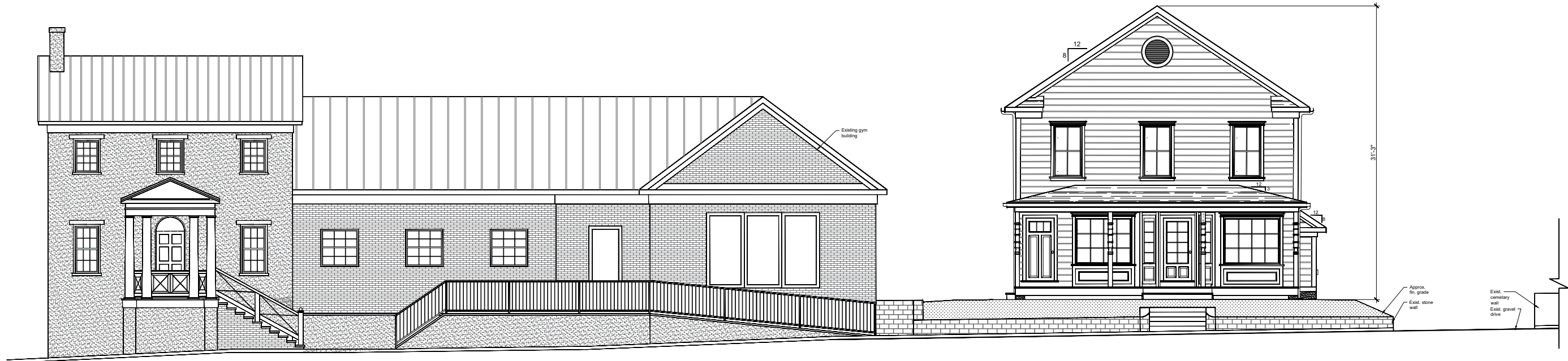
Gutters + Roof: Black
All trim + Posts: Pale Oak
Two Doors: Urban Nature
Black Dividers



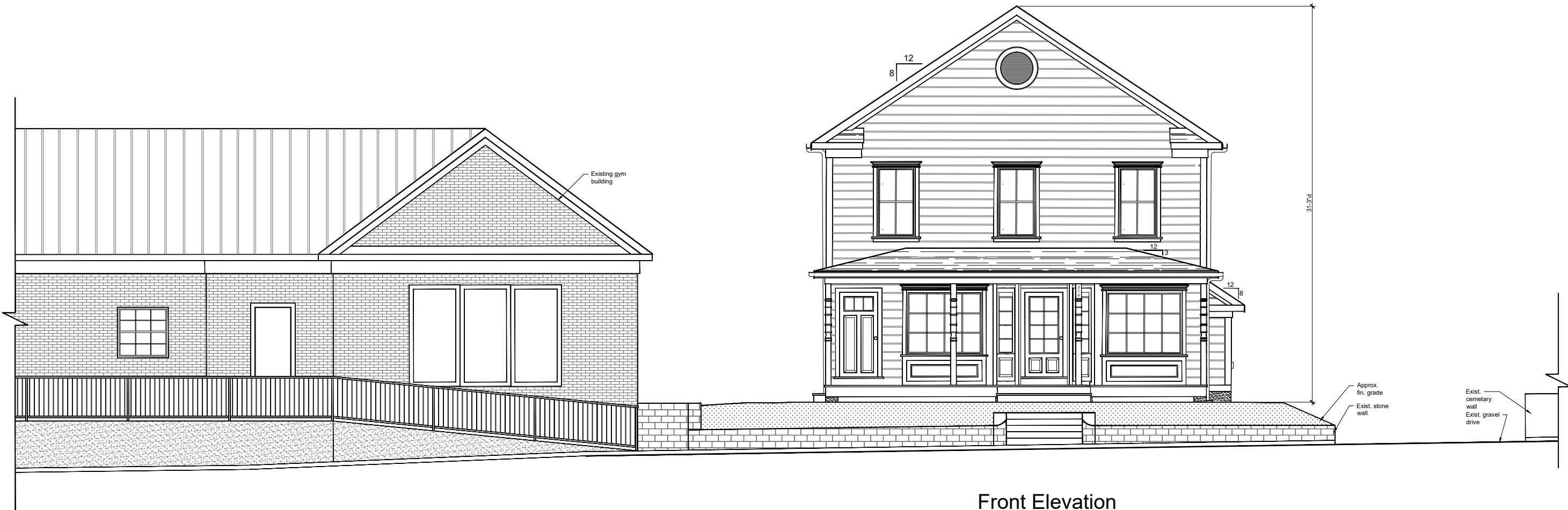
Rendering w/ Symmetrical Posts
316 S. Main Street

s.t.wd. step to grade, 12" tread

12"x12" CMU pier (pergled)



Front Elevation
Symmetrical



Front Elevation
Symmetrical



Houses across the street



**Lexington, VA Historic Downtown Preservation District COA
COA 2023-37 New Signage and Exterior Improvements at the Woody Building**

Project Name	New Signage at the Woody Building
Property Location	129 South Randolph Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Maryann Kaminsky / Taylor Woody, Jr.

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new sign panel for the multi-tenant projecting sign and a new wall sign for the rear of the Woody Office Building at 129 S. Randolph Street.

129 S. Randolph Street existing conditions



The first request is for a 33" x 8" x 1", double-sided sign panel for In Plain English, LLC to be added to the existing multi-tenant sign. The sign panel will be made of an expanded PVC material with digital decals applied to both sides. The text decals will be in Medium Sky Blue and black on a white background. The second request is for a 36" x 8", single sided aluminum wall sign for Jonathan Pisha, Esq. The sign will feature black text on a white background and will be mounted on the wall directly below an existing wall sign. Additional sign details are included in the application materials.

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-37 New Signage and Exterior Improvements at the Woody Building**

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)

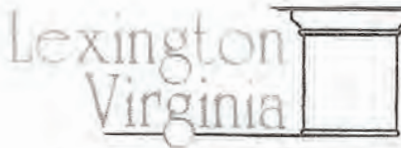
<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

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: Maryann P. Kaminsky Phone: 804-539-8843
Company: In Plain English, LLC Fax: _____
Address: 129 S. Randolph St. Lexington Email: maryannkaminsky@mac.com
Applicant's Signature: Maryann P. Kaminsky Date: 4-8-2024

Property Owner

Name: Taylor G. Woody Phone: 817-5981
Address: 129 S. Randolph St. Lex. VA Email: tgwoody2@gmail.com
Owner's Signature: Taylor G. Woody Date: 4-8-2024

Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045
Company: DDGA&I, LLC Fax: _____
Address: 94 Little House Lane, Lexington, VA 24450 Email: donelle888@mac.com

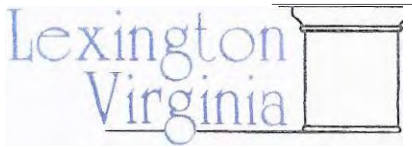
Proposal Information²

Address (or location description): _____
Tax Map: _____ Deed Book and Page #: _____
Acreage: _____ Zoning (attach any existing conditions or proffers): _____
Property Doing Business As: _____

Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Part of multi-panel sign	1.83 sq. ft.	33"W	8"T
Sign 2	wall sign	2 sf	36"	8"
Sign 3				

Street Frontage (width) of business space in feet 54'

Street Frontage (width) of building in feet 54'

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 36" Height 14" well+being wall mount

Width 35" Height 62" multiple office signs in one armature

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

What materials will be used? Expanded PVC (Komacel), digitally printed and UV protectant laminated decals, edges sealed

Will the sign be illuminated? Yes

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

In Plain English, LLC

Maryann Kaminsky

Jonathan Pisha, Esq.

Jonathan Pisha



In Plain English, LLC
SPEECH-LANGUAGE PATHOLOGIST
 Maryann P. Kaminsky, M.Ed., CCC-SLP

8"

33"

Linear Frontage = 54'

Replacement projecting multi-sign panel: 33" x 8" x 1" (1.83 sq. ft.)
 double-sided, expanded PVC (Komacel), digital decal applied both sides, laminated with UV blocker.

Colors: Medium Sky Blue, black on white background

Jonathan Pisha **ESQ.**

8"

36"

Wall mounted sign: 36" x 8" x .004 (2 sq. ft.)
 single-sided, aluminum, digital decal applied front side, laminated with UV blocker.

Colors: black on white background

Prepared by



Donelle DeWitt
 Graphic Arts &
 Illustration, LLC
 A Local Professional
 Design Studio

*Logo Design, Desktop Publishing,
 Signs, Banners & more*

Cell: 540-460-2045

donelle888@mac.com

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-20 123 W. Nelson Street Exterior Improvements & New Signage**

Project Name	Paint refresh and new signage for Blue Sky Coffee Bar
Property Location	123 West Nelson Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	Greentree Partners I LLC/Jimmie Zimmerly

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a paint refresh and new door sign completed and installed without permits for Blue Sky Coffee Bar at 123 W. Nelson Street, an expansion of Blue Sky Bakery at 125 W. Nelson Street. The applicant has repainted the entry door at 1213 W. Nelson Street and the metal awnings above the storefront windows in a Sherwin Williams custom blue color which was specifically mixed to match the blue entry door to Blue Sky Bakery at 125 W. Nelson Street. The applicant has also installed two window signs on the entry door. The signs consist of two vinyl decals (one 13 ¾" x 9", the other 17" x 14") applied to the door glass. The signs feature the business logo, operating hours and a QR code in white on a transparent background.

123 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

**Lexington, VA Historic Downtown Preservation District COA
COA 2024-20 123 W. Nelson Street Exterior Improvements & New Signage**

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, and

Section V. Guidelines for Painting – Color & Placement on page X-4.)

<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 Recommendation

Staff finds the proposed improvements meet the zoning criteria.



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

www.lexingtonva.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - HISTORIC DISTRICT

Applicant:

Name: Jimme Zimmerly Phone: 540-463-6546
 Company: JZ Industries Phone: 540-460-0281
 Address: 123 W. Nelson St Email: bluestylexva@gmail.com
lex. Va 24450
 Applicant's Signature: _____ Date: 4-18-24

Property Owner:

Name: Colonna + Associates, Inc. Phone: 540-463-7157
 Address: 25 S. Main St. Email: jeff@colonnassociates.com
 Owner's Signature: Jeffrey Z. Maron, Rental Manager 4-18-24

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 and Virginia Office of Historic Landmark and Development Planning Services.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 466-5310

www.lexingtonva.gov

Proposal Information? (attach list of properties if request includes multiple properties)

Address (or location description): _____

Tax Map: _____ Deed Book and Page #: _____

Acres: _____ 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)

Please check all items for which this City is responsible:

- 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 **Awning & Door**
- Clearing of wall surfaces and existing formwork
- 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 or 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



Planning & Development Department

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

www.lexingtonva.gov

SIGN UPDATES APPLICATIONS

Applicant Information

Name: Jimmie Zimmert

540-463-6546

Phone: 540-460-0281

Company: JZ Industries

Fax:

Address: 123 W. Nelson

Email: blueskylexva@gmail.com

Applicant's Signature: Jimmie Zimmert

Date: 4-18-24

Property Owner

Name: Colonna + Associates, Inc.

Phone: 540-463-7157

Address: 25 S. Main St.

Email: jeff@colonnassociates.com

Owner's Signature: Jeff L. Maron, Rental Manager 4-18-24

Sign Update Contact

Name: Donelle De Witt

Phone: 540-460-2045

Company: Graphic Arts & Illustration

Fax:

Address: Lexington

Email: donelle888@mac.com

Proposal Information?

Address (or location description): 123 W. Nelson lex. VA 24450

Telephone:

Address: (Include all existing conditions or proffers):

Bluesky / Skybar

Overlay District:

K

- Entrance Curbside (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)
- Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 402-3704 Fax: (540) 403-5310

www.lexingtonva.gov

Sign Specifications

Sign Type	Square Feet	Width	Height
Sign 1 Vinyl - ^{Door} window		13 ³ / ₄ "	9 "
Sign 2 Vinyl - ^{Door} window		17 "	14 "

Street Frontage (width) of business space in feet 18' 31"

Street Frontage (width) of building in feet _____

Other signs currently displayed on the same building: Yes No

Width: _____ Height: _____

Width: _____ Height: _____

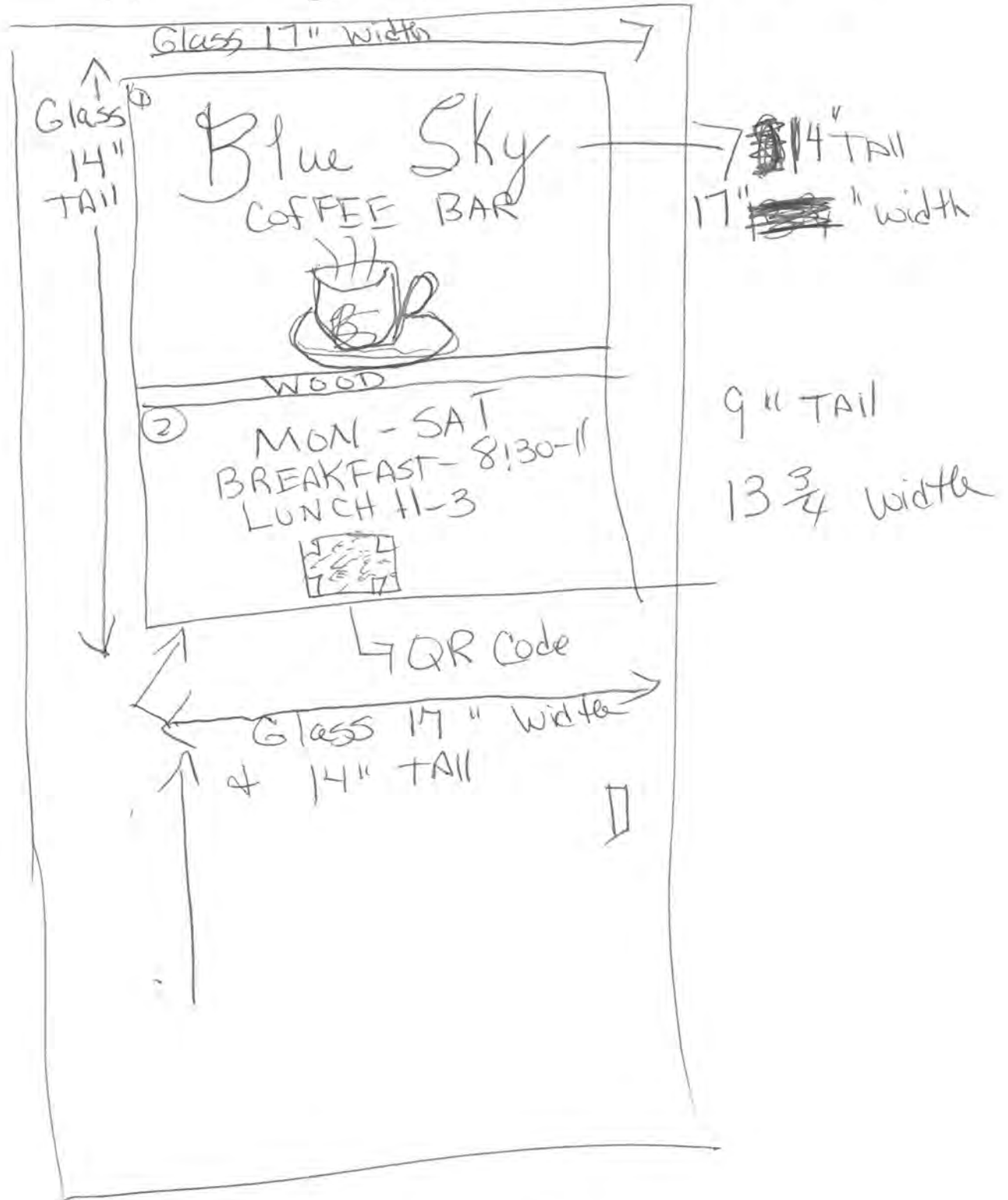
Background Color: _____

What materials will be used? vinyl

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- If any existing sign(s) are to be removed
- Exact wording layout of sign
- Font used
- Style of bracket, stand, and/or awning

Front Door 123 W. Nelson



white color - one vinyl



123

Blue Sky
COFFEE BAR

MON-SAT
BREAKFAST 8:30-11
LUNCH 11-3



Blue Sky

COFFEE BAR



MON-SAT
BREAKFAST 8:30-11
LUNCH 11-3



SHERWIN-WILLIAMS 705013 11/20/23
540-463-3021 Order# 0151801

EXTERIOR ARCHITECTURAL
SUPER PAINT LAT
SATIN COROB-MODULA

COMP(V002) 4010-8 ENCHANTED
CUSTOM SHER-COLOR MATCH

CCE*COLORANT	OZ	32	64	128
W1-White	-	51	1	1
B1-Black	-	31	-	1
L1-Blue	2	43	-	1
R3-Magenta	4	1	1	1

ONE GALLON
A89T00154

ULTRADE
6403923

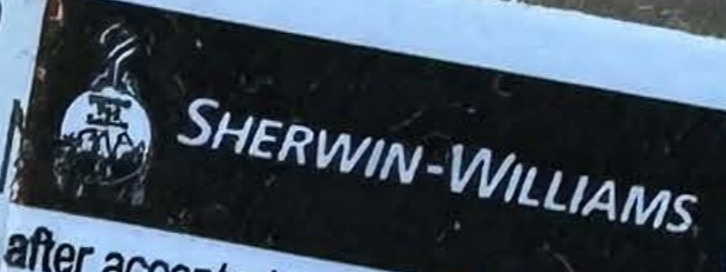
NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0151801-001



CUSTOM COLOR

Check for correct match. Neither the manufacturer nor dealer shall be responsible for mis-matched color after accepted by purchaser. To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Custom mixed colors may vary slightly from color strip or color chip. This paint cannot be returned or exchanged.



COLOR # _____
PRODUCT # _____

656-2318