



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, October 3, 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. September 19, 2024 Minutes*
4. NEW BUSINESS:
 - A. **COA 2024-33: An application by Jannie Linn for a Certificate of Appropriateness for new signage for Thistleberrys at 9 W. Nelson Street, Tax Map #23-1-83, owned by John Sheridan.**
 - 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, September 19, 2024 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall**

MINUTES

Architectural Review Board:

Present: Arthur Bartenstein, Chair
Caroline Alexander
Jessie Taylor, Vice-Chair
Charlie Hall, Alternate A

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: Julie Goyette
Ian Small
Barbara Crawford, Alternate B

CALL TO ORDER:

A. Bartenstein called the meeting to order at 4:58 p.m.

AGENDA:

A. Bartenstein moved to add a discussion of the Board's possible involvement in a downtown sprinkler initiative program as an item of new business. J. Taylor seconded and the agenda was unanimously approved as amended.

MINUTES:

The minutes from the September 5, 2024 meeting were unanimously approved as presented. (J. Taylor / C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2024-32: an application by David Beatty for a Certificate of Appropriateness for new signage at 15 S. Jefferson Street, Tax Map #23-1-61, owned by Malcolm and Susan Crawford.

- 1) Staff Report – This was a request for a new wall sign for David R. Beatty, D.O. at 15 S. Jefferson Street. The proposal was for a 19" x 5.5" lacquered cedar shingle to be mounted to the right of the entry door, below the office sign for attorney James V. Doss, III. The sign's text will be engraved and painted black, with the size and type of script matching those in Mr. Doss's existing sign. Staff found the proposal to meet zoning criteria.
- 2) Applicant Statement – Applicant Dr. David Beatty of Lewisburg, West Virginia, said the proposal was for a placard for his medical office that would match the existing placard for the attorney's office also housed in the building. Responding to a question from A. Bartenstein, he

said he was working with a sign designer and was confident that all of the proposed text would fit on the sign.

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

B. COA 2024-30: an application by Aurora McClain for a Certificate of Appropriateness for exterior improvements at 116 N. Main Street, Tax Map #17-3-A, B, C, & D, owned by Bread & Barbells, LLC.

- 1) Staff Report – This was a request for a number of improvements at 116 N. Main Street which was reviewed by the Board at its last meeting. At that time, the Board deferred its decision, requesting that the applicant return with at least one alternative color scheme and new renderings. The applicant submitted two new color palettes, each with its own renderings. These renderings, dated 9/19/2024, were included in the packet for the Board’s review. New paint and stain samples were also submitted and were made available at the meeting. Staff found the proposals to meet zoning requirements.
- 2) Applicant Statement – Architect Aurora McClain and business owners Red Dowdell and Fawn Shear were present to speak to the proposal. Ms. McClain passed around a sample, taken from the building, of the original stucco color. Mr. Dowdell noted the building’s important location at the edge of the downtown district and said the intent of the proposed improvements was to make the building an attractive representative of Lexington’s historic downtown and reflective of what Lexington has to offer. He said he and Mrs. Shear would be satisfied with either of the color palettes submitted for review.
- 3) Public Comment – None
- 4) Board Discussion & Decision – C. Alexander said she appreciated the new options. She acknowledged the changes to the original proposal may seem nuanced, but she felt the few extra pieces will help the building to stand out in a way that was less dependent on sharp contrast and less likely to appear to be mimicking nearby buildings. Of the two color schemes she said she preferred the Ethereal White palette. Ms. McClain offered that while there were a number of shades of white on other buildings in the area, Ethereal White was not used on any of them. A. Bartenstein said he thought the Ethereal White would elegantly set off the stark white in the branding of each of the businesses. J. Taylor also preferred and admired the Ethereal White color scheme. During discussion about the garage doors, Mr. Dowdell said replacing the black doors with wooden ones was not an option. He said he was excited about the amount of light the doors would allow into the interior of the building and pointed out that the doors would not be visible when opened. Ms. McClain also pointed out that the garage doors would be largely screened by the solid wood fence on that side of the building. **C. Alexander moved to approve the application as presented in the Ethereal White color scheme. J. Taylor seconded and the motion passed unanimously. (4-0)**

C. Discussion of possible Architectural Review Board involvement in downtown sprinkler initiative program.

Chair Bartenstein shared an email he received from City Manager Tom Carroll reporting on the work of several organizations to encourage fire suppression sprinklers in historic downtown buildings. In his email, Mr. Carroll extended an invitation to have an ARB member join the working group and asked if would be appropriate for the ARB to be briefed on the group's efforts and provide input. C. Alexander questioned the role the ARB would play in the efforts given the Board's specific purview and the limited visual impact of a suppression system on a building's exterior. A. Glaeser gave a brief overview of what the group hoped to achieve and said the program was only in the development stage. He said it was good for the Board to be aware of the project. There was general support of the project and interest in being briefed on the program at an appropriate juncture.

OTHER BUSINESS:

C. Alexander thanked Director Glaeser for forwarding information from the Department of Historic Resources about training opportunities. She said she was disappointed that she had conflicts for the dates provided for this year and encouraged her fellow Board members to take advantage of the training opportunities if they were able. She said she found the session she attended last year to be very informative and enjoyable. Board members Bartenstein and Taylor each said they intended to attend at least one of the sessions.

ADJOURN:

The meeting was adjourned with unanimous approval at 5:26 p.m. (C. Alexander / C. Hall)

A. Bartenstein, Chair, Architectural Review Board

Lexington, VA Historic Downtown Preservation District COA
COA 2024-33 9 W. Nelson Street New Signage

Project Name	New signage for Thistleberrys
Property Location	9 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	John Sheridan / Jannie Linn

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for new signage for Thistleberrys at 9 W. Nelson Street. The applicant is requesting a 30" x 24" x 1/2" double-sided projecting sign made from expanded PVC with laminated vinyl decals. It will feature the business name and logo graphic in Pantone colors green (356u) and magenta (2415u) on a white background and will be hung from the existing bracket. A miniature version of the projecting sign decal was included in the application. The applicant is also requesting a 28" x 12.75" vinyl decal for the storefront window and a 20" x 9.5" vinyl decal for the door glass. Both will show the business name and logo in white on a translucent background. Sign design and color details are included in the application materials.

9 W. Nelson Street existing conditions



**Lexington, VA Historic Downtown Preservation District COA
COA 2024-33 9 W. Nelson Street New 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.

(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.



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

www.lexingtonva.gov

SIGN PERMIT APPLICATION

Applicant¹
 Name: Jannie Linn Phone: 540 903 0414
 Company: Thistleberrys Fax: _____
 Address: 9 W Nelson St Email: thistleberrysva@gmail.com
 Applicant's Signature: Jannie Linn Date: 9/19/2024

Property Owner
 Name: John Sheridan Phone: 540 460 1449
 Address: 9 West Nelson Email: _____
 Owner's Signature: John Sheridan Date: 9/19/2024

Sign Contractor
 Name: Melissa Hundley Phone: 540 620 1216
 Company: Bear Mountain Sign Fax: _____
 Address: 422 E. Ridge St Email: bearmountainva@gmail.com

Proposal Information²
 Address (or location description): 9 West Nelson Street
 Tax Map: _____ Deed Book and Page #: _____
 Acreage: _____ Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Thistleberrys
 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	<u>Window decal</u>	<u>3.57</u>	<u>28"</u>	<u>12.75"</u>
Sign 2	<u>Door decal</u>	<u>1.90</u>	<u>20"</u>	<u>9.5"</u>
Sign 3	<u>Building Sign</u>	<u>6.99 ft</u>	<u>36</u>	<u>24</u>

Street Frontage (width) of business space in feet 11'

Street Frontage (width) of building in 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 _____

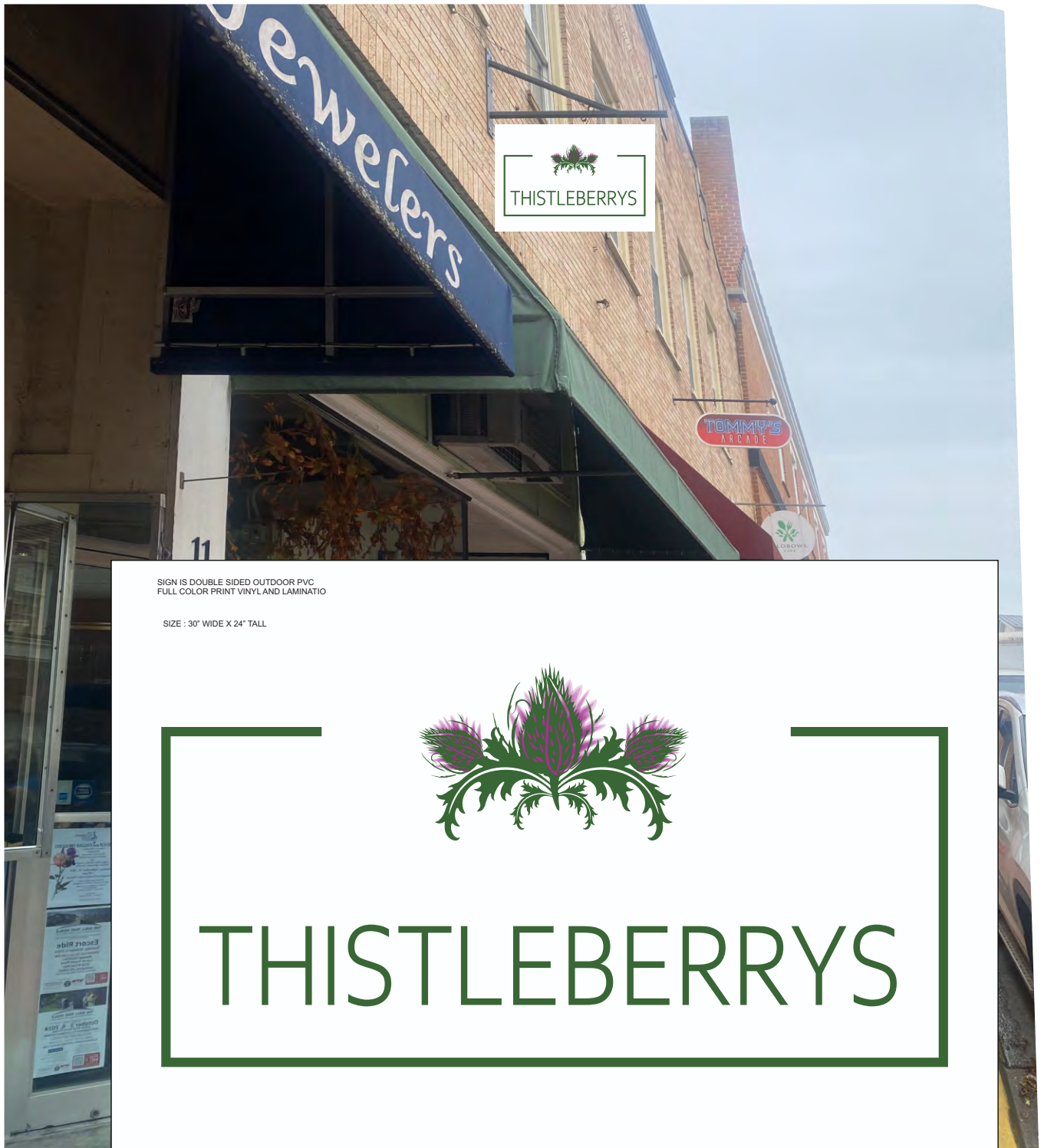
If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? PVC outdoor white boards - projecting vinyl decals on windows

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 IS DOUBLE SIDED OUTDOOR PVC
FULL COLOR PRINT VINYL AND LAMINATIO

SIZE : 30" WIDE X 24" TALL



THISTLEBERRYS

DOOR GLASS :26.5WIDE" X 65.5TALL"
DECAL 20" WIDE X 9.5" TALL



6'-4"

24"



28" x 12.75" DECAL
WINDOW IS 76" WIDE