



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, February 16, 2023 at 5:00 P.M.
Second Floor Conference Room, Lexington City Hall
300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. February 2, 2023 Minutes*
4. NEW BUSINESS:
 - A. **COA 2023-06: an application by Koubun Matsumoto for a Certificate of Appropriateness for a new projecting sign for Sushi Matsumoto at 159 South Main Street, Tax Map #23-1-105, owned by Edward Smith.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, February 2, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: R. LeBlanc, Chair
C. Alexander

CALL TO ORDER:

Vice-Chair Teaff called the meeting to order at 5:01 p.m.

AGENDA:

E. Teaff moved to amend the agenda to move the discussion of the by-laws to the last item of New Business. A. Bartenstein seconded and the agenda was approved unanimously with that amendment.

MINUTES:

A. Bartenstein questioned the accuracy of one line from the January 5, 2023 minutes concerning an action taken by the Board during the December 1, 2022 meeting. There was general agreement that staff could check that item and make a correction, if needed. The January 5, 2023 minutes were unanimously approved with that possible amendment. (J. Goyette / B. Crawford)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

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

1) Staff Report – This is an application for a Certificate of Appropriateness (COA) for a new projecting sign for Sushi Matsumoto at 159 S. Main Street. The proposal is for a 18.5” x 73” double-sided projecting sign to be hung from the existing bracket. The sign will be made of ½” thick LusterBoard (an aluminum composite material with a plywood core) and will feature 3m printed vinyl lettering and graphics in Light Navy Blue (Pantone 282C), Dark Red (Pantone 1807C), White-White and Black. The sign will not be illuminated. Staff finds the proposed signs meet the zoning criteria.

B. Crawford asked if color samples were included with the application. A. Glaeser offered the cut sheet provided by the applicant, which had not copied well to the packet, and stated it was the only rendering of the color provided by the applicant. Responding to a question

from J. Goyette, A. Glaeser confirmed the proposed projecting sign would be in addition to the business's existing wall sign. He indicated it was intended to replace a projecting sign that had been removed. B. Crawford stated she did not feel she had enough information to make a decision without an accurate depiction of the colors being used in the sign, noting that the portion of the sign intended to be Light Navy Blue appeared black in the materials provided for the Board to review. She indicated she would feel more confident making a decision if she were able to review color samples.

- 2) Applicant Statement – None
- 3) Public Comment – None
- 4) Board Discussion & Decision – **B Crawford moved to defer a decision until manufacturer's color samples were provided by the applicant. A. Bartenstein seconded and the motion passed unanimously. (5-0)**

B. COA 2023-01: an application by Don Hasfurther for a Certificate of Appropriateness for a new wall sign for the Historic Lexington Foundation at 15 South Jefferson Street, Tax Map #23-1-61, owned by Malcolm and Susan Crawford.

- 1) Staff Report – This is an application for a Certificate of Appropriateness (COA) for a new wall sign for the Historic Lexington Foundation at 15 S. Jefferson Street. The proposal is for a 3.5 sf (24" x 21" x 10mm) flat mounted wall sign made of aluminum composite material to be mounted to the left of the entry door, in the same location as the prior law office sign. It will feature graphics and lettering in gold (PMS 110) and hunter green (PMS 347) on a white background. The sign will not be illuminated. Staff finds the proposed signs meet the zoning criteria.
- 2) Applicant Statement – The applicant, Don Hasfurther, and the sign designer, Bob Keefe were present to answer the Board's questions. B. Crawford requested additional information about the green color proposed for the sign. She asked for the manufacturer and color name. Mr. Keefe replied that it was the traditional green that the Historic Foundation has historically used for past signs and branding. B. Crawford indicated she was very familiar with past signage and was comfortable with that information.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. B. Crawford seconded and the motion passed unanimously. (4-0)** A. Bartenstein recused himself from the vote due to his affiliation with HLF.

C. Discussion of By-laws – role of alternate Board Members.

A. Glaeser explained that there were six Board Members present at the last meeting, all of whom were voting, which he later realized was inconsistent with a five member board. As clarification, he stated that Alternate Board Members were welcome and encouraged to attend any meeting and to take part in the discussion of applications, but should not vote if five Board Members are present. He also said that Alternate Board Members would be invited to a meeting when needed to substitute for an absent Member.

OTHER BUSINESS:

- K. Beard read a portion of the approved minutes from the December 1, 2022 meeting to provide clarification of the question that arose about the January 5, 2023 minutes.
- A. Glaeser requested, and received, confirmation that applications should include physical color samples in addition to color/paint manufacturer and name.

ADJOURN:

The meeting adjourned unanimously at 5:16 p.m. (A. Bartenstein /J. Goyette)

E. Teaff, Vice-Chair, Architectural Review Board

Project Name	Sushi Matsumoto New Sign
Property Location	159 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Edward Smith / Kouhun Matsumoto

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for Sushi Matsumoto at 159 S. Main Street. The proposal is for a 18.5” x 73” double-sided projecting sign to be hung from the existing bracket. The sign will be made of ½” thick LusterBoard (an aluminum composite material with a plywood core) and will feature 3m printed vinyl lettering and graphics in Light Navy Blue (Pantone 282C), Dark Red (Pantone 1807C), White-White and Black. The sign will not be illuminated. Additional sign details and vinyl color samples are included in the application.

159 S. 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.

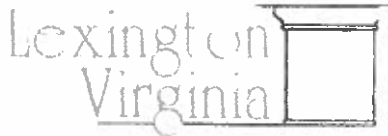
The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public 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.

History of Application

This C.O.A. application was reviewed by the A.R.B on February 2, 2023, at which time the Board deferred its decision and directed the applicant provide manufacturer's color samples of the vinyl proposed for the sign. Color samples have now been provided for the A.R.B. to review.



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: Koubun Matsumoto Phone: 540 460 8230
Company: Sushi Matsumoto Fax:
Address: 159 S main st Email: sushi.matsumoto@outlook.com
Applicant's Signature: [Signature] Date: 1-12-23

Property Owner

Name: Eddie Smith Phone: 540 463 5269
Address: 375 Flower Lane Lexington, VA Email:
Owner's Signature: Date: 1-12-23

Sign Contractor

Name: Mark Hackley Phone: 540-943-9818
Company: Fax:
Address: P.O. Box 519 Wytheville, VA 22980 Email: mark@augustasigncompany.com

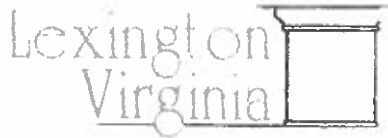
Proposal Information²

Address (or location description): 159 S main st
Tax Map: Deed Book and Page #:
Acreage: 3,064 sf Zoning (attach any existing conditions or proffers):
Property Doing Business As: RESTAURANT

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

Sign Information

Table with 4 columns: Sign Type, Square Feet, Width, Height. Row 1: restaurant (2sided), 9.38, 18.5", 73".

Street Frontage (width) of business space in feet 15 ft

Street Frontage (width) of building in feet 15 ft

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 48" Height 18"
Width Height

If a projecting sign, clearance from sidewalk: 10'-00" feet

What materials will be used? "Lusterboard"

Aluminum composite material w/ plywood core

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



73"

18.5"

9.38 SF
TOTAL

2-SIDED
SIGN

Side A-
"Sushi"
will be at wall end

Side B-
"Matsumoto"
will be at wall end

Material:
½" Thick "LusterBoard"
(Aluminum Composite
Material w/Plywood Core);
3M Printed Vinyl Graphics



Use Existing Black
Iron Frame

-Approx 10'-0 to
Bottom of Sign