



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, September 21, 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. September 7, 2023 Minutes*
4. NEW BUSINESS:
 - A. COA 2023-33: an application by Jamie Schankweiler for a Certificate of Appropriateness for new signage and exterior improvements 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 7, 2023 – 5:00 p.m.
Second Floor Conference Room
Lexington City Hall
MINUTES

Architectural Review Board:

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

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: J. Goyette
J. Taylor, Alternate A

CALL TO ORDER:

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

AGENDA:

Because the first applicant was running late, A. Bartenstein moved to amend the agenda by moving the first two applications to the end of the New Business. The agenda was unanimously approved as amended. (A. Bartenstein / I. Small)

MINUTES:

The minutes from the August 14, 2023 were unanimously approved as presented. (A. Bartenstein / C. Alexander)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None

NEW BUSINESS:

A. COA 2023-29: an application by Sheila Glaeser for a Certificate of Appropriateness for a new projecting sign for Violet Consignment at 13 W. Nelson Street, Tax Map #23-1-84, owned by John Sheridan.

- 1) Staff Report – This was an application for a new projecting sign for the Violet Consignment business at 13 W. Nelson Street. The applicant requested a 36” x 24” double-sided sign, made of ½ inch thick komecel with vinyl print and laminate applied to both sides. It would feature text and graphics in several colors on a white background and would be hung from the existing sign bracket. The sign would not be illuminated. Staff found the proposal met the zoning criteria.
- 2) Applicant Statement – Applicant Sheila Glaeser provided a miniature replica of the sign vinyl for the Board’s consideration.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **C. Alexander moved to approve the application as presented. I. Small seconded and the motion passed unanimously. (4-0)**

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

- 1) Staff Report – This was an application for a new wall sign for Shenandoah Attic & Victorian Parlour’s new location at 1 S. Main Street. The applicant was requesting a 23” x 14” single-sided bronze wall sign bearing the business name in raised letters. The sign’s design matched the existing addressing signage located on the column to the left of the entry. The proposed sign would be mounted on the brick column to the right of the entry and would not be illuminated. The actual sign was submitted with the application and available for the Board to review. Staff found the proposal met the zoning criteria.
- 2) Applicant Statement – Applicant Debbie Darlington confirmed the sign would be centered on the column and a height to match the sign on the opposite column and would cover the holes in the brick left by mounting from the previous sign. Responding to a question from C. Alexander, Mrs. Darlington indicated that it was possible this would be the business’s permanent location, but in any case, it would be in this location for at least one year while renovations to the Rockbridge Building were completed. Business owner Jerry Coleman addressed questions about how the sign would be mounted saying the sign’s mounting hardware would use the existing, upper holes in the column and the lower holes would be filled in.
- 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. (4-0)** The applicant indicated she was considering tinting the store front windows and asked whether that would need the Board’s approval. A. Glaeser confirmed that it would.

C. COA 2023-32: an application by Elizabeth O’Byrne King for a Certificate of Appropriateness for exterior improvements and painting at 17 S. Jefferson Street, Tax Map #23-1-59, owned by Charles T Woolley.

- 1) Staff Report – This was an application for alterations to a side porch at the Salon DC establishment at 17 S. Jefferson Street. The applicant was requesting approval to reconstruct and expand a failing side porch with the following improvements which staff found met the zoning criteria:
 - Replace the porch posts with new 4”x4” posts while retaining the existing porch roof system. The posts would be painted a gray color to match the existing trim color on the building.
 - Replace existing rails to match the rail detail provided in the specification sheet included in the application. The rails would be painted a gray color to match the existing trim color on the building.
 - Install 1 ½” x 1 ½” pickets with a 4” spacing. The pickets would be painted a white color to match the existing exterior wall color on the building.
 - Install a new porch floor, to be painted Benjamin Moore HC 162 “Brewster Gray.”
 - Install white, vinyl lattice skirting underneath the porch.
- 2) Applicant Statement – Applicant Elizabeth O’Byrne King stated that, because the lattice was along the ground/alley and tended to get dirty, she was requesting a gray vinyl lattice be approved rather

the white lattice requested in the application. She provided a sample of the proposed gray vinyl lattice for the Board's consideration. She said the vinyl lattice was being proposed due to the fact that it is more durable and easier to maintain than wood. She said the railing design was modeled on the railing from Herring Hall, one of the "Seven Sisters of Rockbridge County." She added that the business owner was now requesting to paint the porch floor Sherwin Williams 7032 "Warm Stones" as it more closely matched the color of the gray lattice. Responding to questions from the Board, Ms. O'Byrne King said the only painting would be to the new work done to the porch and that the gutters would remain and be the same trim color. B. Crawford asked if the Board had ever approved vinyl lattice. A. Glaeser responded that vinyl windows had been approved but he could not recall a request for vinyl lattice. B. Crawford observed that the vinyl lattice was considerably thinner than a traditional wooden lattice but the proposed color was acceptable. A. Bartenstein remarked that the vinyl material did not seem objectionable given the inconspicuous location of the porch. Following discussion of how the lattice would be installed and trimmed, Ms. O'Byrne King agreed to paint the lattice trim to match the lattice. She also confirmed the stair treads would be painted the color of the porch floor and the risers would be painted white to match the exterior walls.

- 3) Public Comment – None
- 4) Board Discussion & Decision – Chair Alexander summarized the changes to the proposal as the request for the prefabricated gray lattice and the Board's recommendation that the lattice trim be painted a color to match the color of the lattice, which would also be used to paint the porch flooring and the stair treads. **B. Crawford moved to approve the application as discussed during the meeting, with the gray vinyl lattice and lattice trim painted to match the lattice color. I. Small seconded and the motion passed unanimously. (4-0)**

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

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the law office of Collins & Hepler at 10 S. Randolph Street. The proposal was for a 27" x 21" double-sided sign made of ½ inch komacel with vinyl decal and laminate applied. It will feature graphics and lettering in white and 50% black on a black background. The sign will be hung from a 48" long black, steel, scroll sign bracket and will not be illuminated. The Board reviewed this application at its last meeting and requested additional information concerning the size of the sign and bracket in relation to the building. The applicant installed a full size mock-up of the sign which Board Members were able to consider.
- 2) Applicant Statement – Several Board Members thanked Ms. Hepler for going to the trouble of installing the mock-up and said they found it to be very helpful.
- 3) Public Comment – None
- 4) Board Discussion & Decision – I. Small remarked that, having seen the mock-up, he no longer had concerns about the length of the sign bracket, the size of the sign or that its location would be obstructive. B. Crawford observed that, when hung as proposed, the sign would be very low. She said she had considered whether it would be better to locate it against the wall of the building. C. Alexander said she believed the proposed location was the least obtrusive to the house itself, given

that it would not have to be mounted to the stone and would be very easy to change or remove. She also indicated it was more in kind with other signs on the street. **I. Small moved to approve the application as presented. B. Crawford seconded and the motion passed unanimously. (4-0)**

E. COA 2023-31: an application by Jeanne Hepler for a Certificate of Appropriateness for alterations to a previously approved COA and additional exterior improvements at 10 S. Randolph Street, Tax Map #23-12-7B, owned by Halestone Cottage, LLC

- 1) Staff Report – This was an application to approve alterations to a previously approved COA, as well as additional exterior improvements at 10 S. Randolph Street. The applicant was requesting approval of the following improvements:
 - Painting the window trim on the rear of the building Mink (SW 6004), rather than the Taupe Tone color previously approved, so as to match the trim for the windows on the front portion of the building.
 - Painting the new deck Taupe Tone (SW 7633) in order to comply with the historic renovation tax credit standard requiring the deck to be painted an opaque color.
 - Installing only one of the previously approved exterior light fixtures and centering it above the residential entrance at the rear of the building.
 - Installing a short piece of gutter, to match the existing guttering in shape and color, on the front of the building between the southern corner of the roof and the porch roof.
 - Installing a black metal gate on the deck to afford some privacy to the residential unit.
 - Installing a black metal railing along the edge of the path leading to the deck for safety purposes.
 - Painting the porch ceiling Cool Breeze (Benjamin Moore CSP 655).
- 2) Applicant Statement – Applicant and property owner Jeanne Hepler said she wished to change the location proposed for the gate to in front of the steps to the deck rather than on the deck, as shown in the application. She also provided photographs of a metal railing located on the adjacent Castle property as an example of the type of railing she envisioned installing on the left side of the path leading to the deck. She said the railing was needed for safety to prevent people from falling off the ledge on that side of the path. A. Glaeser suggested she speak with her builder to determine whether the railing would need to have pickets to comply with the building code. Ms. Hepler indicated she was trying to find a gate and railing that would look right together. She said she would come back to the Board with details when she had them but was hoping to get some feedback about how to best approach those two features.
- 3) Public Comment – None
- 4) Board Discussion & Decision – A. Bartenstein said he thought the railing should be a stand-alone element, separate from the porch, but the gate ought to be architecturally similar to and integrated with the porch. He thought it would look more unified if the gate was constructed of the same materials as the porch railing and was located at the top of the porch steps. The other Board Members were generally supportive of his suggestion. **C. Alexander moved to approve the revised paint scheme. A. Bartenstein seconded and the motion passed unanimously. (4-0)** After considering the photo showing the revised light fixture placement, **B. Crawford moved to approve the proposed revised light fixture location. I. Small seconded and the motion passed**

unanimously. (4-0) Following discussion of the guttering proposal and whether the guttering would prove effective if installed as proposed, **I. Small moved to approve the installation of a section of guttering in the proposed location, provided it matched the style of the existing guttering. A. Bartenstein seconded and the motion passed unanimously. (4-0)** Because Ms. Hepler had had to step out of the meeting room to take a phone call during the discussion of the gate and railing, C. Alexander explained the suggestion made by A. Bartenstein and the reasons for the Board's general consensus in support of the suggestion. She said the suggestion was for the gate to be unified with the porch and for the path railing to function as a separate element which could be in a different style. Ms. Hepler appeared open to the idea. **I. Small moved to approve the gate as shown in the application with the exception that it be constructed in the style of the porch railing instead of black metal. B. Crawford seconded and the motion passed unanimously. (4-0)** There was general agreement to waive the fee associated with an application to approve the path railing design once Ms. Hepler had those details.

OTHER BUSINESS:

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

ADJOURN:

The meeting adjourned at 6:10 p.m.

C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-33 9 W. Nelson Street New Signage & Exterior Improvements**

Project Name	New Signage and Exterior Improvements for <i>Hatterwick</i>
Property Location	9 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	John Sheridan / Jamie Shankweiler

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for new projecting sign, a new window sign, a new door sign, a new awning cover, and an exterior paint refresh for the Hatterwick business at 9 West Nelson Street.

9 W. Nelson Street existing conditions



The applicant is requesting approval of a circular window decal, 2 feet in diameter, to be applied to the storefront window, a circular window decal, 1 foot in diameter to be applied to the entry glass, and a double-sided, circular metal projecting sign, 3 feet in diameter, with permanent vinyl decals applied to both sides. Each of the circular signs will feature the business logo with pink text and pink and gold graphics on a white background. A vinyl sign sample is included in the application materials. The applicant proposes recycling the projecting sign used for the previous business and covering the old logo decals with the new Hatterwick logo. The “smile” portion of the sign below the circular logo will be painted black (Sherwin Williams Caviar

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-33 9 W. Nelson Street New Signage & Exterior Improvements**

HCSW6990) and finished with 2” tall white vinyl letters (Bebas Neue font) spelling out LIFE IS SHORT. BUY THE BAG. BURN THE CANDLE. The sign will be hung from the existing sign bracket and will not be illuminated. The applicant has pledged to provide vinyl color samples at the meeting.

The applicant is also requesting approval of a paint refresh using the Sherwin Williams colors Alabaster (HCSW4031) and Caviar (HGSW6990). The proposal is to paint the face of the building and ceiling above the entrance in Alabaster, the trim around the door, window and entryway ceiling in Caviar, and the lower reset areas below the storefront in alternating 4” wide Alabaster and Caviar stripes. The mailbox and addressing numeral will also be painted Caviar. The proposal also includes replacing the awning cover with a new Sunnyside Tempostest awning cover in black.

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
Section X.C. Guidelines for Painting. Color & Placement. on pages X-4 & X-5)
<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

**Lexington, VA Historic Downtown Preservation District COA
COA 2023-33 9 W. Nelson Street New Signage & Exterior Improvements**

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.

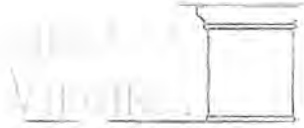


www.lexingtonva.gov

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹	
Name: <u>Jamie Schankweiler</u>	Phone: <u>540-588-8707</u>
Company: <u>Hatterwick Montague</u>	Fax: <u>—</u>
Address: <u>9 W Nelson St</u>	Email: <u>hello@Hatterwick.com</u>
Applicant's Signature: <u>[Signature]</u>	Date: <u>6 Sep 23</u>
Property Owner	
Name: <u>John Sheridan</u>	Phone: <u>540-460-1449</u>
Address: <u>9 W Nelson St.</u>	Email: <u>johnsheridan74@gmail.com</u>
Owner's Signature: <u>[Signature]</u>	Date: <u>6 Sep 23</u>
Architect/Designer	
Name: <u>Jamie Schankweiler</u>	Phone: <u>540-588-8707</u>
Company: <u>Self</u>	Fax: <u>—</u>
Address: <u>492 greenhouse Rd</u>	Email: <u>hello@Hatterwick.com</u>
Administration	
<p>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.</p> <p>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.</p>	
<p>1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.</p>	



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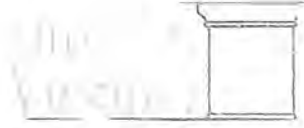
Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 9 W Nelson Street
 Tax Map: 23-1-84 Deed Book and Page #: _____
 Acreage: _____ Zoning (attach any existing conditions or proffers): _____
 Property Doing Business As: Hatterwick
 Historical Name of Building: _____
 Approximate Age of Building: 100+ 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



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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Metal Projecting	9	3" diameter	
Sign 2	perm. decal	4	2" diameter	
Sign 3	perm. decal	2	1" diameter	

Street Frontage (width) of business space in feet 12

Street Frontage (width) of building in feet ✓ 48

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: 15" feet

What materials will be used? Metal, Iron, perm vinyl

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

Existing



Proposed



Black Awning replacement by Sunshine
(Black Paint) Caviar SW6990 by Sherwin Williams
(White Paint) Alabaster SW7008 by Sherwin Williams

The #9 and mailbox to be painted caviar. Originally gold.

Old

NEW



(Black Paint) Caviar SW6990 by Sherwin Williams
 (White Paint) Alabaster SW7008 by Sherwin Williams

Building painted Alabaster, Trim Painted Caviar.

Floor (currently beige in color) painted Caviar.

Door to remain the same - Wood Stained.

Old

NEW



(Black Paint) Caviar SW6990 by Sherwin Williams
 (White Paint) Alabaster SW7008 by Sherwin Williams

Building and ceiling of entryway painted Alabaster, Trim Painted Caviar. Reset areas to be painted in approx. 4in stripes using Alabaster and Caviar.

Floor (currently beige in color) painted Caviar.

Door to remain the same - Wood Stained.

Light Fixture will not be altered.



black

white

stripes



black

white

stripes



black

white

stripes

Previous Sign Used & Purchased for repurpose



This is the sign from the previous business at this location prior to me. 3 foot in diameter, solid iron, 1/16" thick. Sign will be rehung on the existing hardware that hung it originally. We will only be replacing the carabiniers that attach the sign to the existing hanging hardware.

Proposed repurpose of old sign.
No changes to size of sign.



Using the previous sign, we'll apply a permanent decal to both sides.
Sample provided. Colors:

White #FFFFFF
Pink#F6049D
Gold#CDB587

Bottom 'smile' will be primed and painted Black (Caviar by Sherwin Williams) with permanent white vinyl letters approx. 2 in high each in BEBAS NEUE font.

