



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, June 6, 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. May 16, 2024 Minutes\*
4. NEW BUSINESS:
  - A. COA 2024-22: an application by John Sadler for a Certificate of Appropriateness for new signage for Sadler Law & Trust at 18 E. Nelson Street, Tax Map #23-1-187, owned by East Nelson, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - B. 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
  - C. COA 2024-17: an application by Bill and Jessica Harden for a Certificate of Appropriateness for new signage for Hardens at 18 E. Nelson Street, Tax Map #16-4-9A, 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, May 16, 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  
 Ian Small

**City Staff:**

Arne Glaeser, Planning Director  
 Kate Beard, Administrative Assistant

Absent: Jessie Taylor  
 Barbara Crawford, Alternate B

**CALL TO ORDER:**

C. Alexander called the meeting to order at 5:01 p.m.

**AGENDA:**

Director Glaeser requested a discussion of the Board's July 4<sup>th</sup> availability be added to the agenda. The agenda was unanimously approved with that amendment. (C. Alexander / J. Goyette)

**MINUTES:**

The minutes from the May 2, 2024 meeting were unanimously approved as presented. (J. Goyette / A. Bartenstein)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None

**NEW BUSINESS:**

**A. COA 2024-21: an application by Tim Hickman for a Certificate of Appropriateness for the demolition of an existing detached garage at 405 S. Main Street, Tax Map #23-1-155, owned by Kimberly Mehendale.**

- 1) Staff Report – This was a request for approval for the demolition of an existing one story detached garage at 405 S. Main Street, located in the Residential Historic District. The structure is at the rear of the property, adjacent to the Mayflower garage and facing onto Colonial Lane. A. Glaeser pointed to the considerational factors that should inform the Board's decision and said staff had no recommendation as demolition is not required to meet zoning criteria. The Board had the opportunity to review additional photographs of the structure which had not been included in the packet due to their substantial number.
- 2) Applicant Statement – Applicant and contractor Tim Hickman explained that apart from the subject single car garage, the property has no off-street parking. The on-street parking along this block of Main Street is typically occupied by the staff of the Mayflower and parking is not allowed along Colonial Drive, at the rear of the property. He stated the garage has

suffered significant water damage over time, causing the walls to buckle and the brick and joints to deteriorate. He said he had spoken with the facilities director at the Mayflower and learned that the garage created maintenance issues for the Mayflower as well. Water sheds off the garage roof onto the Mayflower and weeds and seedlings grow in the difficult-to-access-space between the buildings. Mr. Hickman added that, even if the garage was in an acceptable condition, its size was not suitable for modern vehicles. He pointed to photographs of his vehicle parked in the garage and noted the doors could not open fully and the garage door could not be closed. Responding to a question from C. Alexander, he said the intent was to create two graveled parking spaces in the space created by demolition of the garage. He said the existing fence would also be removed. Director Glaeser added that the removal of the fence did not require the Board's approval.

- 3) Public Comment - None
- 4) Board Discussion & Decision – A. Bartenstein commented that perhaps the greatest loss in demolishing the garage would be in losing it as a screen for the wall of the Mayflower parking structure. He suggested putting in a planting strip for screening. There was a brief discussion of the historic resources survey for the property which dated construction of the garage to 1900. Given that the property owner had no intention of replacing the garage, A. Glaeser confirmed that any future accessory structure built on the property would be required to meet current setbacks. **I. Small moved to approve the application as presented. J. Goyette seconded and the motion passed unanimously. (4-0)**

#### **OTHER BUSINESS:**

- **Discussion of July meeting schedule** – A. Glaeser pointed out that the Board's first meeting in July was scheduled for July 4<sup>th</sup>. He asked if the Board would be available to hold the meeting or if the meeting should be cancelled. **I. Small moved to cancel the July 4, 2024 meeting of the Architectural Review Board. J. Goyette seconded and the motion passed unanimously. (4-0)**

#### **ADJOURN:**

The meeting was adjourned with unanimous approval at 5:24 p.m. (J. Goyette / I. Small)

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C. Alexander, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA  
COA 2024-22 18 E. Nelson Street New Signage**

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<b>Project Name</b>	New Signage for Sadler Law & Trust
<b>Property Location</b>	18 East Nelson Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	East Nelson, LLC / John Sadler

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**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for a projecting sign for Sadler Law & Trust at 18 E. Nelson Street. The applicant is requesting a 36" x 20" double-sided sign, made of an aluminum composite material with black and gold logo details and a white border. The sign will be hung from a 40" Universal Straight Arm Bracket made of powder-coated steel and located under the awning and between the two sets of doors at the west end of the Nelson Street façade. The sign will not be illuminated.

*18 E. Nelson Street existing conditions*

**Lexington, VA Historic Downtown Preservation District COA  
COA 2024-22 18 E. Nelson Street New Signage**

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**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 therefore 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

#### Applicant<sup>1</sup>

Name: JOHN SADLER Phone: (540) 784-5326  
Company: SADLER LAW & TRUST Fax: (540) 276-8356  
Address: 18 E. NELSON ST. SUITE 103 Email: john@sadlertrust.com  
Applicant's Signature: [Signature] Date: 5/9/24

#### Property Owner

Name: ~~EAST~~ NELSON, LLC Phone: (Wynn) (540) 460-0584  
Address: 26 BEATTY HOLLOW LEXINGTON, VA 24450 Email: eastnelsonllc@gmail.com  
Owner's Signature: [Signature] Date: 5/6/24

#### Sign Contractor

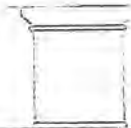
Name: JAMES ALLEN, JR. and CHELSEA PART OF JAMES ALLEN PRINTING Phone: (540) 463-9232  
Company: [Arrow] Fax: (540) 463-9240  
Address: 145 E. MIDLAND TR LEXINGTON VA 24450 Email: jamie@jamesallenprinting.com  
chelsea@jamesallenprinting.com

#### Proposal Information<sup>2</sup>

Address (or location description): 18 E NELSON ST. SUITE 103  
Tax Map: 23 1 187 Deed Book and Page #: INSTUMENT # 0022 0000171  
Acreage: .152 Zoning (attach any existing conditions or proffers): C1  
Property Doing Business As: SADLER LAW & TRUST

#### 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

	Sign Type	Square Feet	Width	Height
Sign 1	SADLER LAW & TRUST	5'	36"	20"
Sign 2	(Aluminum Composite Material)			
Sign 3				

Street Frontage (width) of business space in feet 0'

Street Frontage (width) of building in feet 68'

Are other signs currently displayed on the same building?  Yes  No (CHAMBER OF COMMERCE)

If "Yes", please provide the size of each existing building sign that is to remain.

Width 36" Height 36"

Width \_\_\_\_\_ Height \_\_\_\_\_

If a projecting sign, clearance from sidewalk: NO MORE THAN 15 feet \* ANTICIPATE SIGN WILL HANG / PROJECT SIMILAR TO CHAMBER OF COMMERCE SIGN

What materials will be used? SIGN WILL BE MADE OF A.C.M. (ALUMINUM COMPOSITE MATERIAL)

Will the sign be illuminated?  Yes  No

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

- Dimensions of sign 36" W x 20" H
- Lettering style and size PLEASE SEE ATTACHED
- How colors will be used GOLD LETTERING ON BLACK BACKGROUND w/ WHITE BORDER
- Photo showing building and adjoining structures
- Exact wording layout of sign SADLER LAW & TRUST
- Paint samples
- Style of bracket, stand, and/or awning SIMILAR TO EXISTING CHAMBER SIGN OF COMMERCE

2 PLEASE SEE ATTACHED





SVCE  
←

MINDFUL  
OF YOUR MINDSET  
SUPPORTS IT

NO PARKING  
LOADING & UNLOADING ONLY

SADLER  
LAW & TRUST

18

CHAMBER OF COMMERCE  
Serving Lexington, Putnam, Van, and Rockdale County

Local  
Business  
Support

Orange traffic cone





SADLER  
LAW & TRUST



What are you looking for



—STORE—



# Universal Straight Arm Bracket with Adjustable Ring

Contact Us





— STORE —

(0)

☆☆☆☆☆ (No reviews yet) + [Write a Review](#)

**Lead time :** In stock | Ships in 2-3 business days | Qty Avail: 27

Choose Size: <sup>ⓧ</sup>

- 20" Arm with 2 Collars
- 30" Arm with 2 Collars
- 40" Arm with 2 Collars
- 50" Arm with 2 Collars

Quantity:

v	1	^
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Add to Cart

Add to Wish List v



### Description

Bracket Length	Back Plate	Sign or Banner Size	Adjustable Collars w/ Set Screws
20"	6"x6"	16"-18"	2
30"	6"x6"	26"-28"	2
40"	6"x6"	36"-38"	2
50"	6"x6"	46"-48"	2

Universal Straight Arm Sign Bracket with Adjustable Collars Features:

- All steel construction for durability





—STORE—

- Set Screws on Adjustable Square Collars
- Can support up to 75lbs

Complete your sign hanging project with our versatile and modern Universal Straight Arm with Adjustable Ring Centers. Sign Bracket Store's Universal Straight Arm boasts modern appeal and sturdy strength for sign blanks. We then designed adjustable collars with eye bolts so you can accommodate your ring centers exactly as you want them- sliding them and lining them up just as desired. All created out of steel, and powder-coated for longevity, this bold sign bracket really put the focus on your signage-- right where it should be. Comes in 4 different lengths with 2 adjustable collars.

## Related Products



Straight Arm Sign Bracket with Rings

\$210.00 - \$295.00



Lighted Universal Straight Arm Bracket for Hanging Signs

\$450.00 - \$535.00



Heavy Duty Straight Arm Sign Bracket with Rings

\$250.00 - \$320.00



Straight Arm Banner Bracket Set - Wall Mount

\$150.00 - \$165.00

## Newsletter Signup

✉ Enter your email address



SIGN BRACKET

Staff Report  
Lexington, VA Residential Historic District COA  
COA 20234-15 New Main Buildings at 316 S. Main Street

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

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**Overview of Request**

This was originally 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 applicants have revised their request and are now seeking approval for the construction of a new two-story house only. Project details are included in the application materials.

The Architectural Review Board last reviewed this proposal on May 2, 2024 and voiced a number of concerns about the project as presented. Specific concerns raised by Board members had to do with a lack of symmetry in the fenestration and the scale and massing of the design being inappropriate in the context of its surroundings. With the agreement of the applicants, the Board deferred its decision for 30 days to allow the applicants additional time to address the Board’s concerns. On May 30, 2024, the applicants submitted materials for the Board’s review showing substantial revisions to the project’s design.

*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.



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

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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.

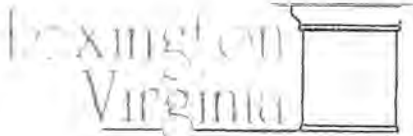


www.lexingtonva.gov

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

<b>Applicant<sup>1</sup></b>	
Name: <u>Rick Alford</u> <u>Natalie Shulkin</u>	Phone: <u>R. 540-460-3372</u> <u>N. 540-570-2000</u>
Company: _____	Fax: _____
Address: <u>25 Florence Sarah Ln</u> <u>Lexington, VA 24450</u>	Email: <u>R- rick@lexva realestate.com</u> <u>N- natalieshulkin@gmail.com</u>
Applicant's Signature: <u>R. Alford</u> <u>Natalie Shulkin</u>	Date: <u>3/6/24</u> <u>3/4/24</u>
<b>Property Owner</b>	
Name: <u>see above</u>	Phone: _____
Address: _____	Email: _____
Owner's Signature: <u>Natalie Shulkin</u>	Date: <u>3/6/24</u>
<b>Architect/Designer</b>	
Name: <u>Alan McMahon</u>	Phone: <u>804-627-3689</u>
Company: _____	Fax: _____
Address: <u>303 Tulip Tree Ln Bedford</u> <u>VA 24121</u>	Email: <u>awmcmahana@comcast.net</u>
<b>Administration</b>	
<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>	



www.lexingtonva.gov

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

### Proposal Information<sup>2</sup> (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

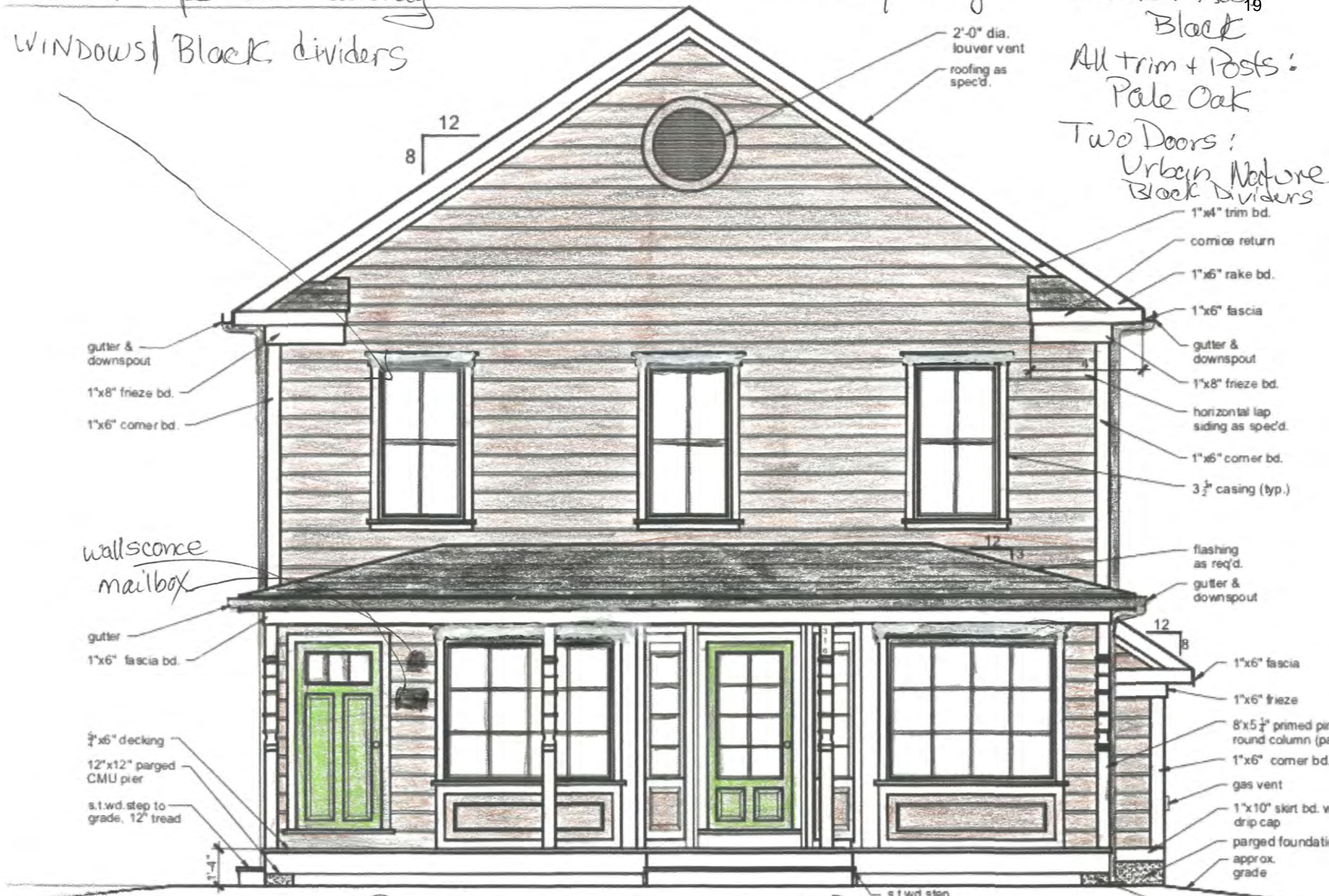


# Elevations considered May 2, 2024

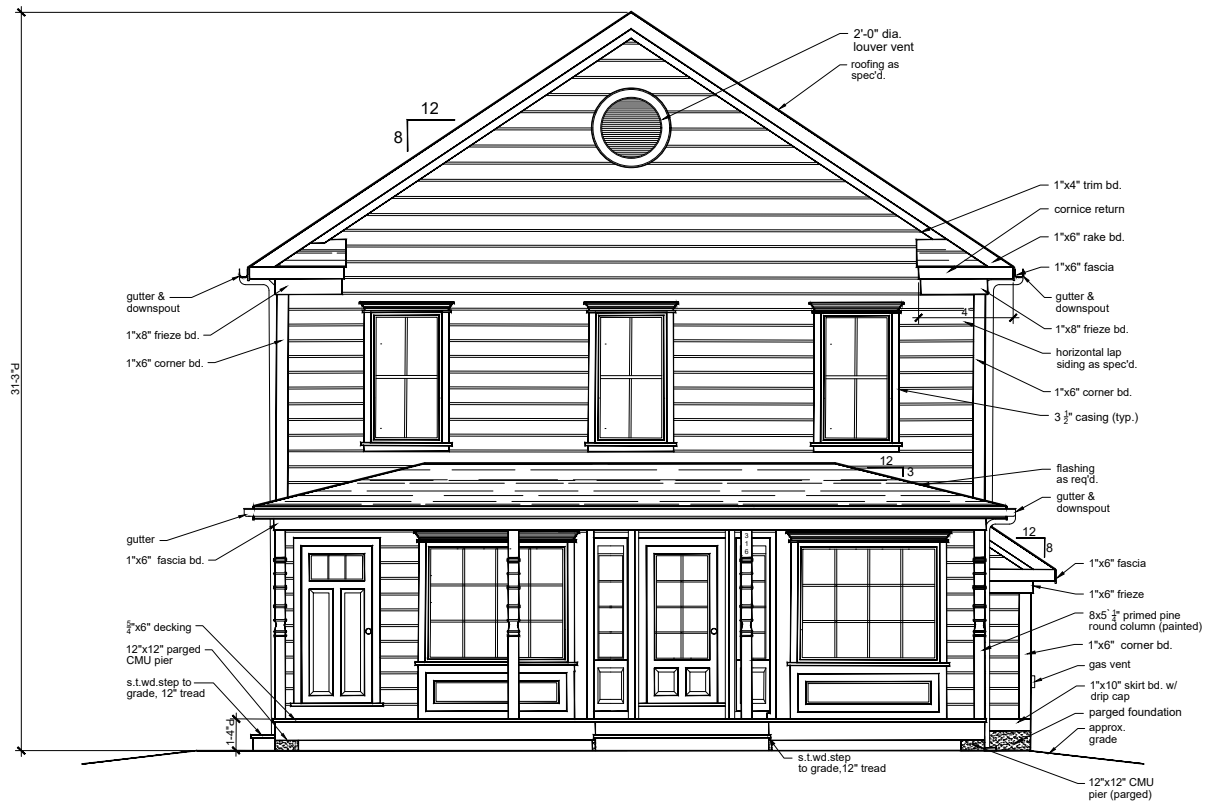
Deck + steps: Chelsea Gray  
Windows / Black dividers

Body Color: Ashley Gray

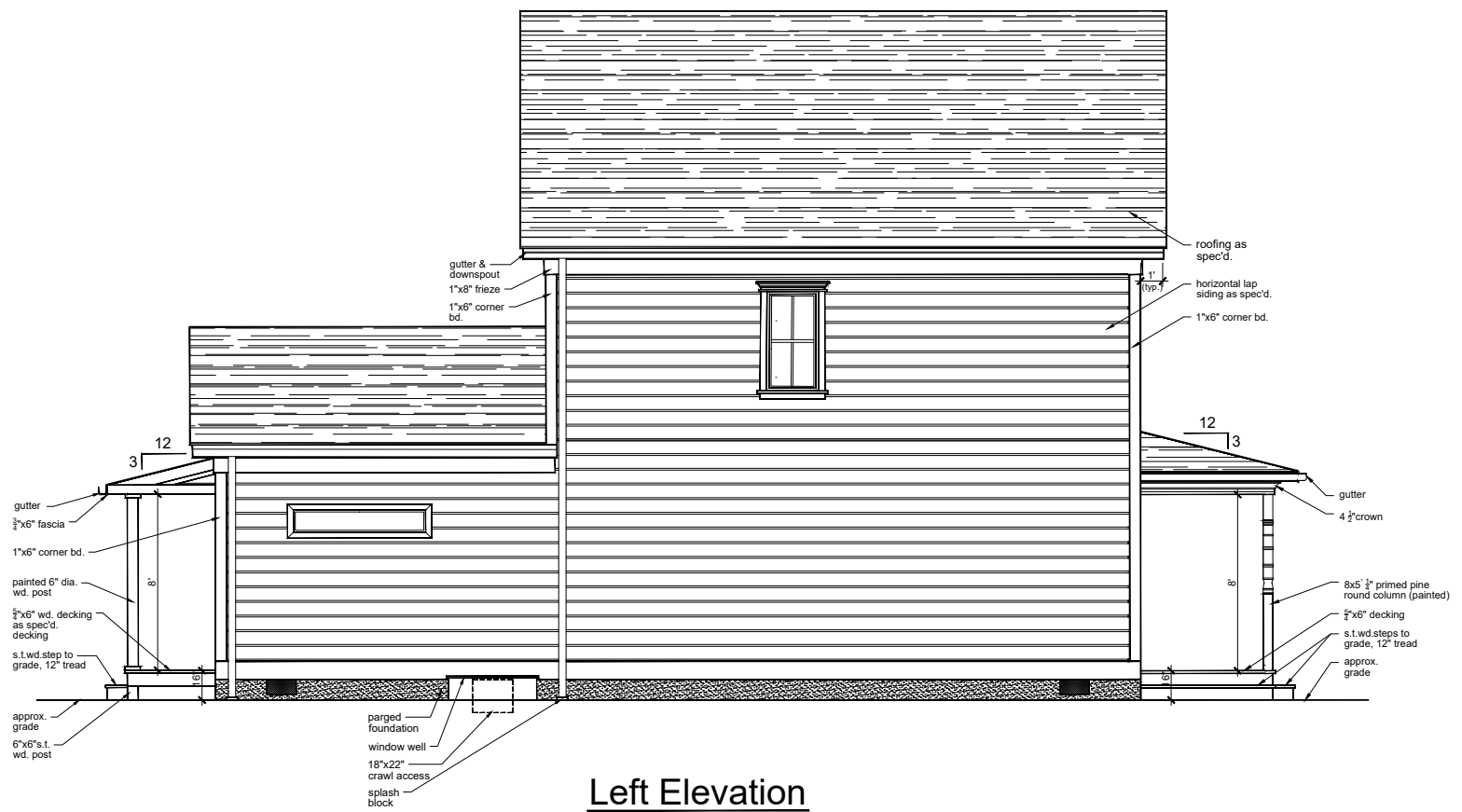
Gutters + Roof: Black  
All trim + Posts: Pale Oak  
Two Doors: Urban Nature  
Black Dividers



Rendering w/ Symmetrical Posts  
316 S. Main Street



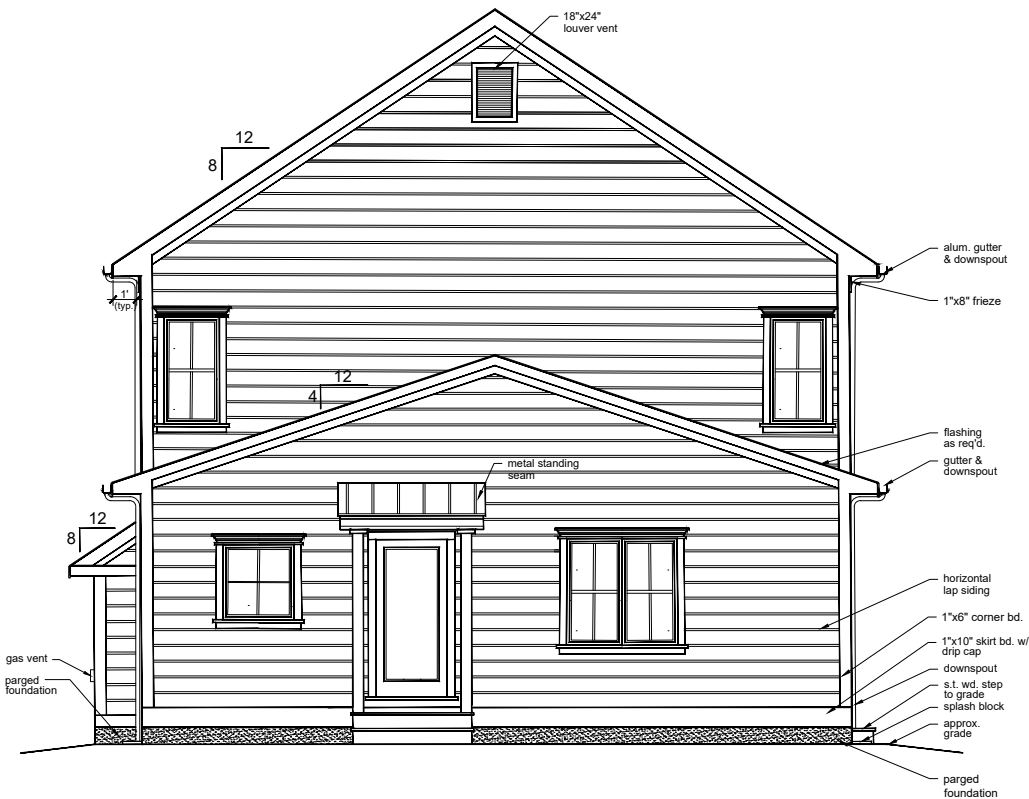
**Front Elevation**  
Symmetrical  
4 columns



**Left Elevation**



**Right Elevation**



**Rear Elevation**



Application  
materials  
submitted  
May 30, 2024

## **316 S. MAIN STREET RESIDENCE PROJECT CHANGES May 23, 2024**

Our block, from White Street to McDowell, consists of 11 buildings, a cemetery and our lot. There are five single family homes, 1 duplex, 3 apartment buildings of various sizes, a church, and The Hub, with a fitness center, offices, and an attached Air B & B. This section of Main Street is a mixture of homes and commercial buildings. As one drives through this section, the homes become closer together than previous parts of S. Main, with the following block transitioning to the commercial downtown. In an effort to address the objections voiced by the ARB in the previous two meetings, several significant design changes are incorporated.

### **NEW... front elevation**

- \*The new front elevation mirrors the two homes across the street, as well as the two story home attached to the HUB, in terms of roof orientation, center door and window placement.
- \*Roof turned 90 degrees allowing the height to recede from the Main Street view.
- \*Reduced the roof pitch to 7/12, lowering the roof to 28'11 ¾", (previously 31'3").
- \*Covered front porch is now ¾ length, instead of the full length and 7' deep.
- \*Centered the front door, eliminated the recessed front entry. New front door design with sidelights and transom. New lighting design, two wall sconces flanking the front door.
- \*Second front door has been removed to center of north side.
- \*Removed the two large picture windows with raised panels below, then replaced with matching double hung windows on each side of the front door.
- \*New post design with 6 x 6 posts, chamfered corners and decorative moldings.
- \*Widened the front steps to 8'

### **NEW... right elevation**

- \*Moved first floor window away from front corner. All other windows in the two story section now symmetrically located. Removed one ground floor window.
- \*One level section, added two windows.

### **NEW... rear elevation**

- \*Replaced free-standing shed with attached (storage) addition.
- \*Reduced the size of kitchen window on the rear wall.

### **NEW... left elevation**

- \*Added side entry door, with covered landing, placed back from street. One matching wall sconce installed to the right of the door.
- \*Moved second floor window to correspond with door relocation.

### **Paint Colors**

Paint colors to remain the same as previously provided, with the exception of the following: Gutters, downspouts and circular attic vents to be "Pale Oak". Foundation and lattice under front porch "Chelsea Gray".

Paint: Benjamin Moore

Body: HC-87 Ashley Gray



All Trim, Columns, Gutters, Downspouts and Attic Vents:  
OC-20 Pale Oak



All Doors and Front Door Sidelights:  
AF-440 Urban Nature

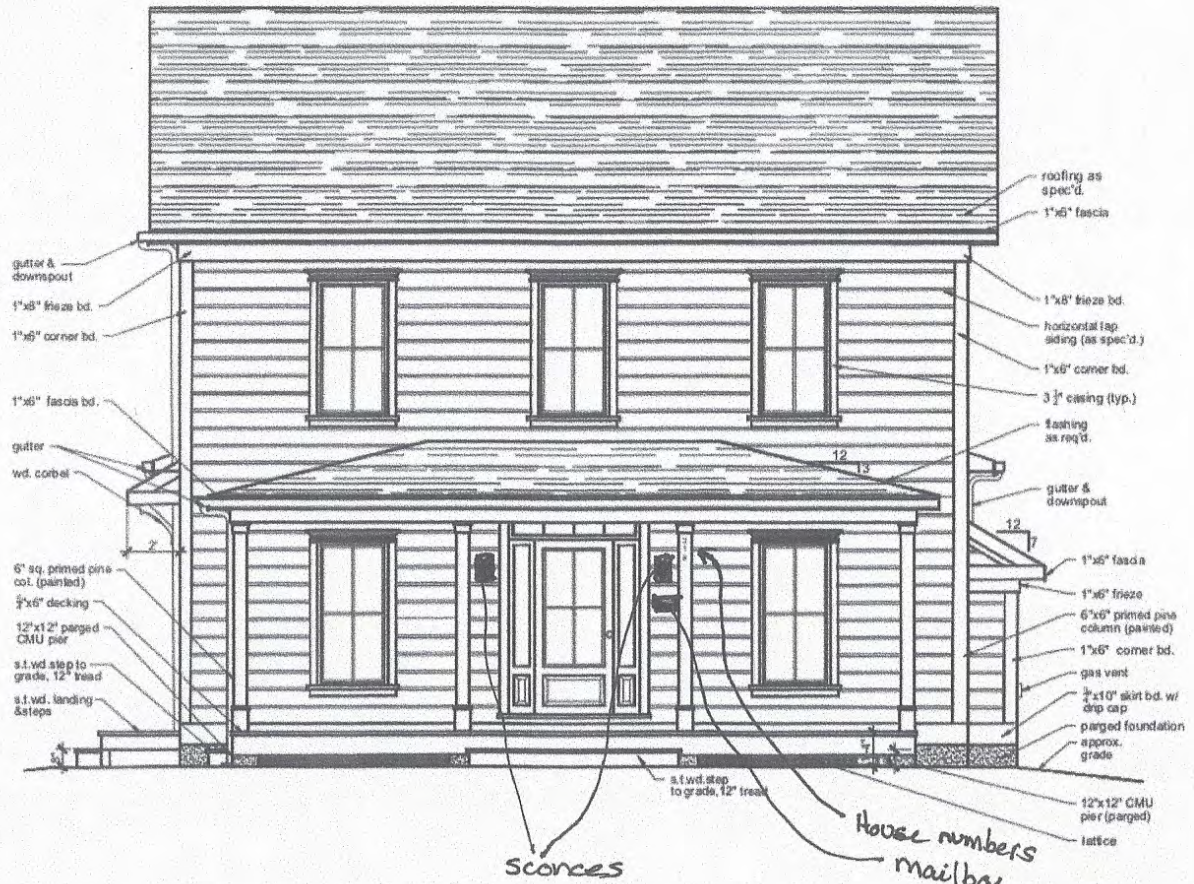


Decking, Steps, Lattice and Foundation:  
HC-168 Chelsea Gray



Roof: Black

Windows: Black



Front Elevation

Updated 5/26/24

**McMahan**  
Home Designs

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

Sht. 5 of 5

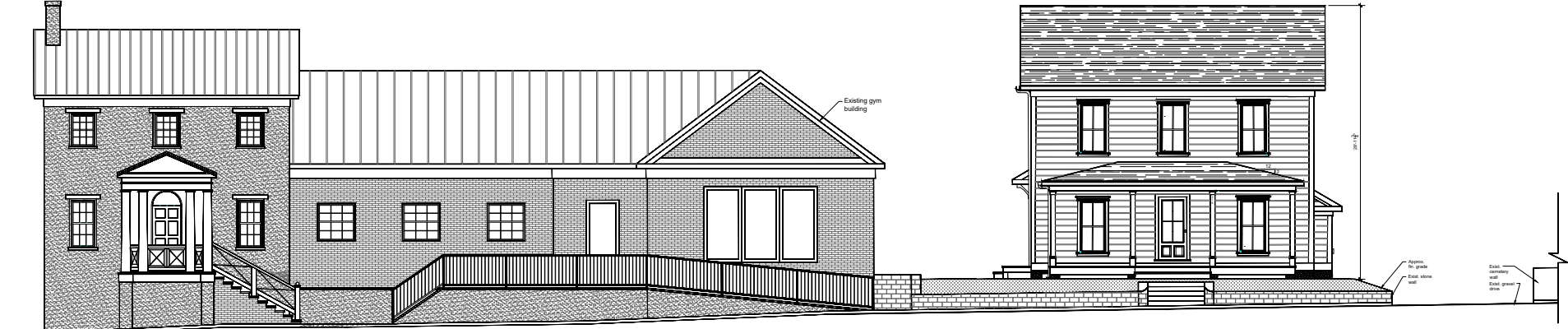
Sheet Name:  
Street  
Elevation

Scale: none  
1st flr. sq. ft.:  
1169  
2nd flr. sq. ft.:  
749

Date: 04/22/24  
Revisions:  
04/18/24  
05/15/24  
05/20/24  
05/26/24

**Shulkin /  
Alford**  
Residence

316 S. Main St.  
Lexington  
Virginia

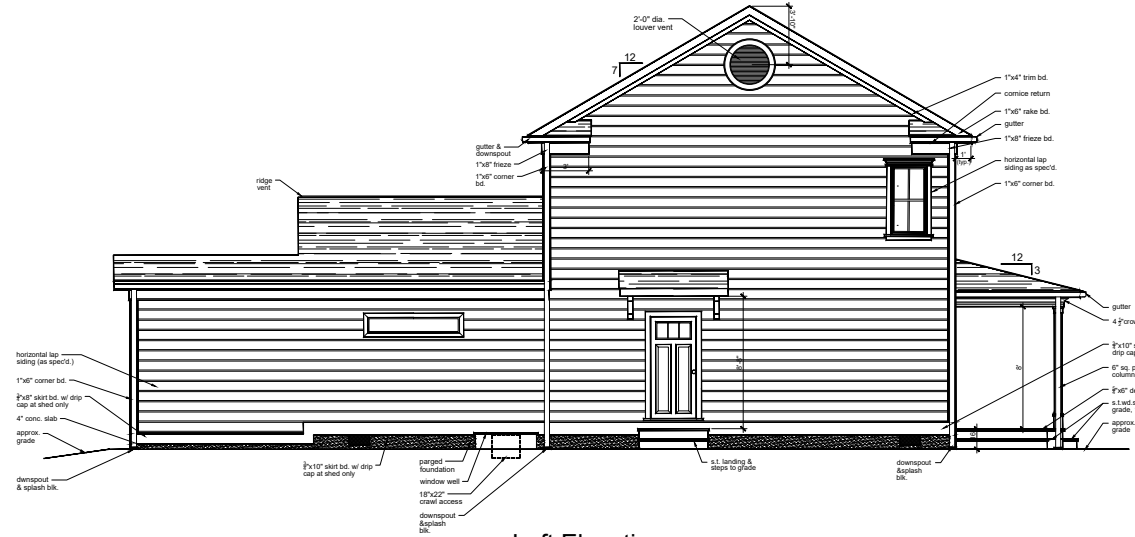


Front Elevation

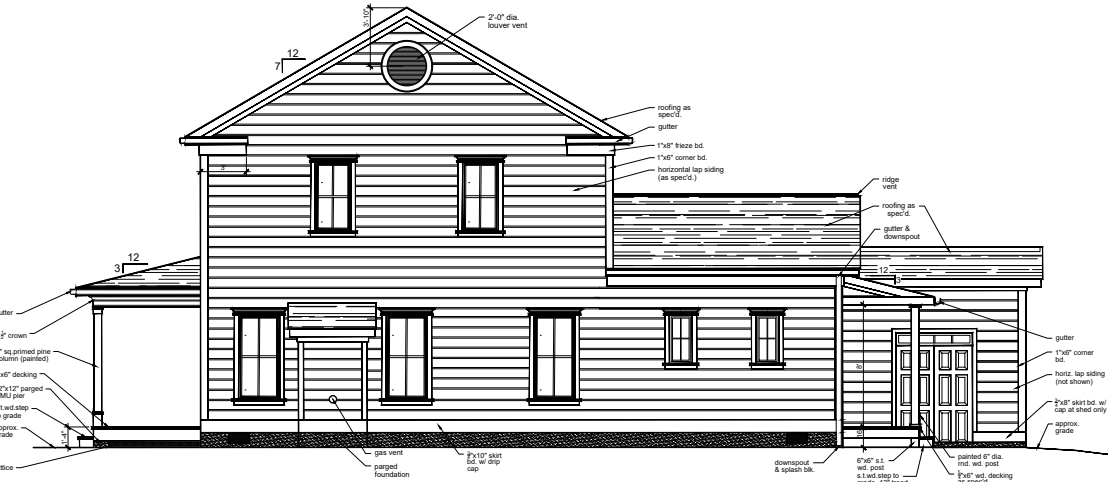




Front Elevation



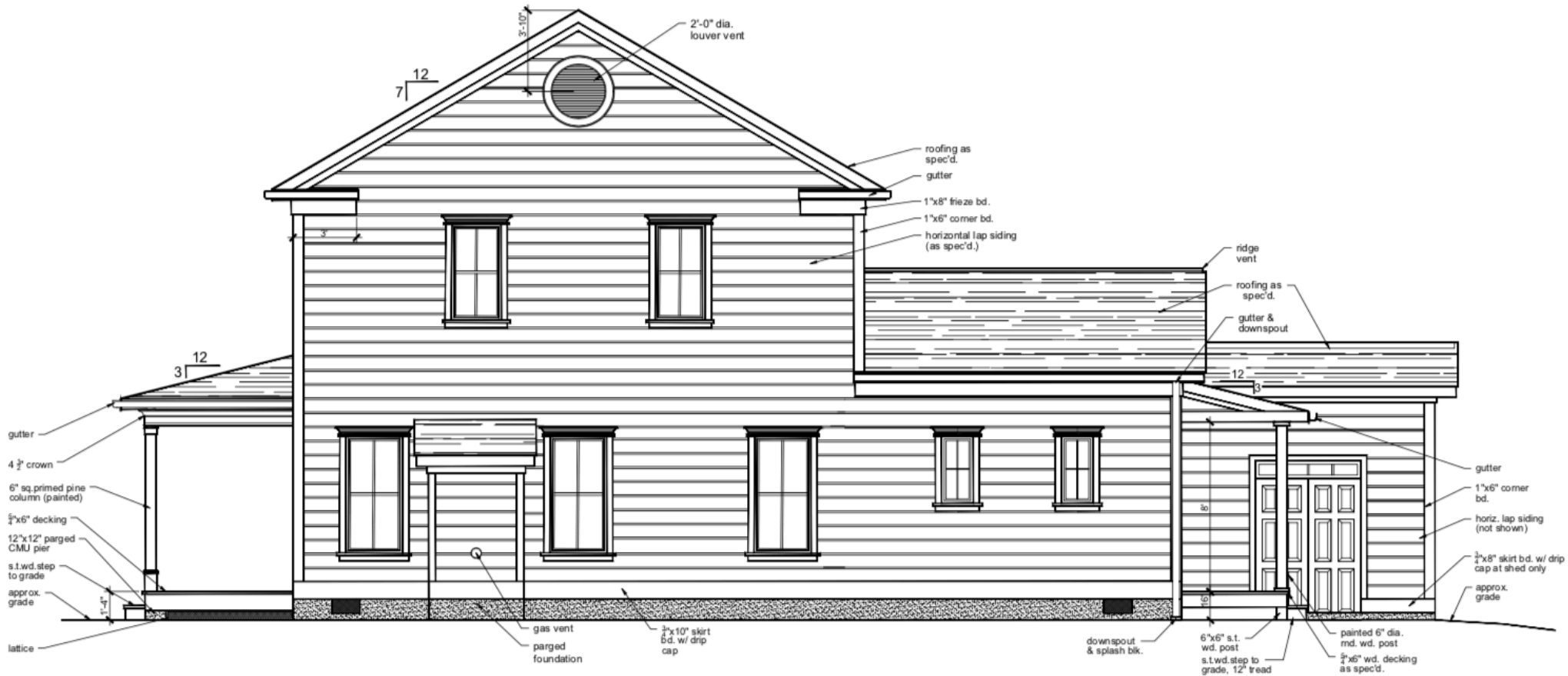
Left Elevation



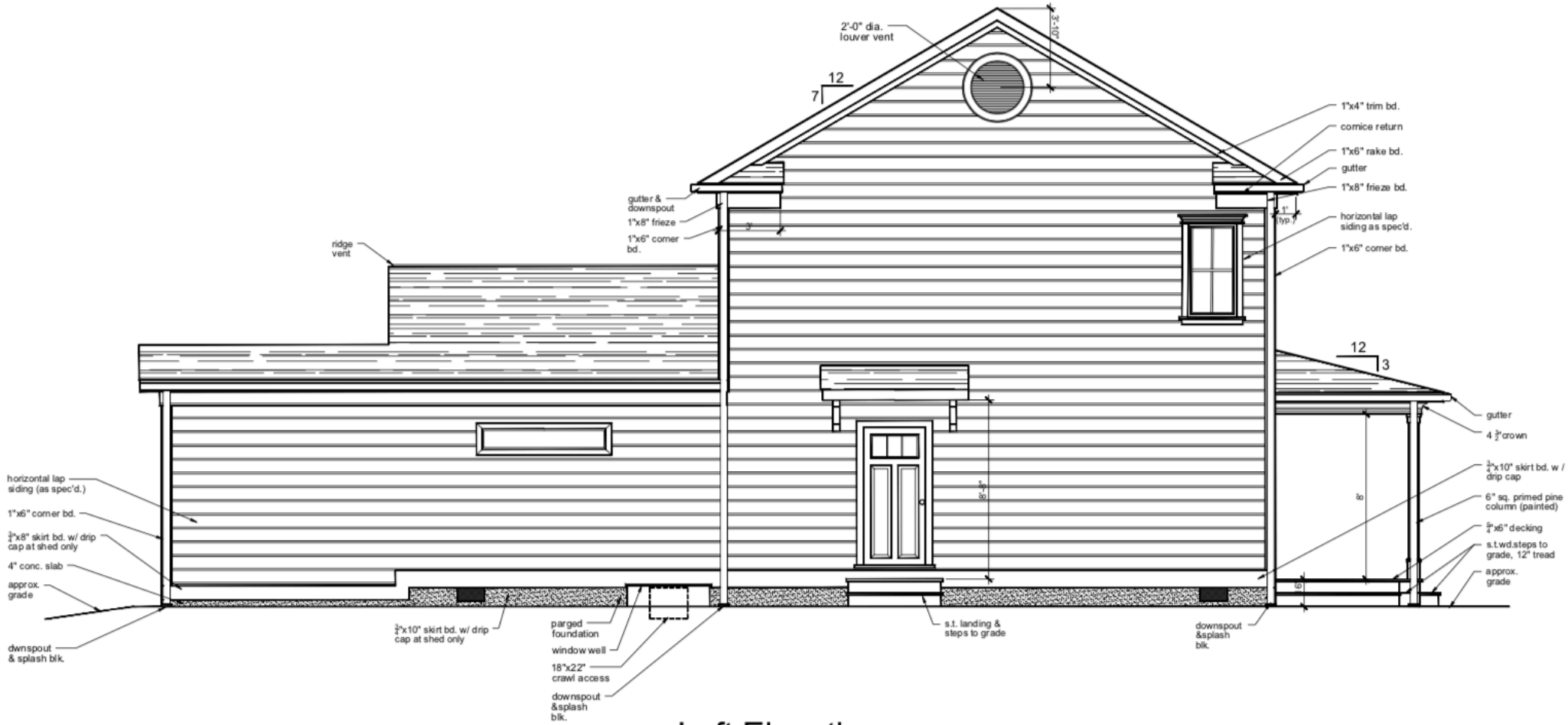
Right Elevation



Rear Elevation



Right Elevation

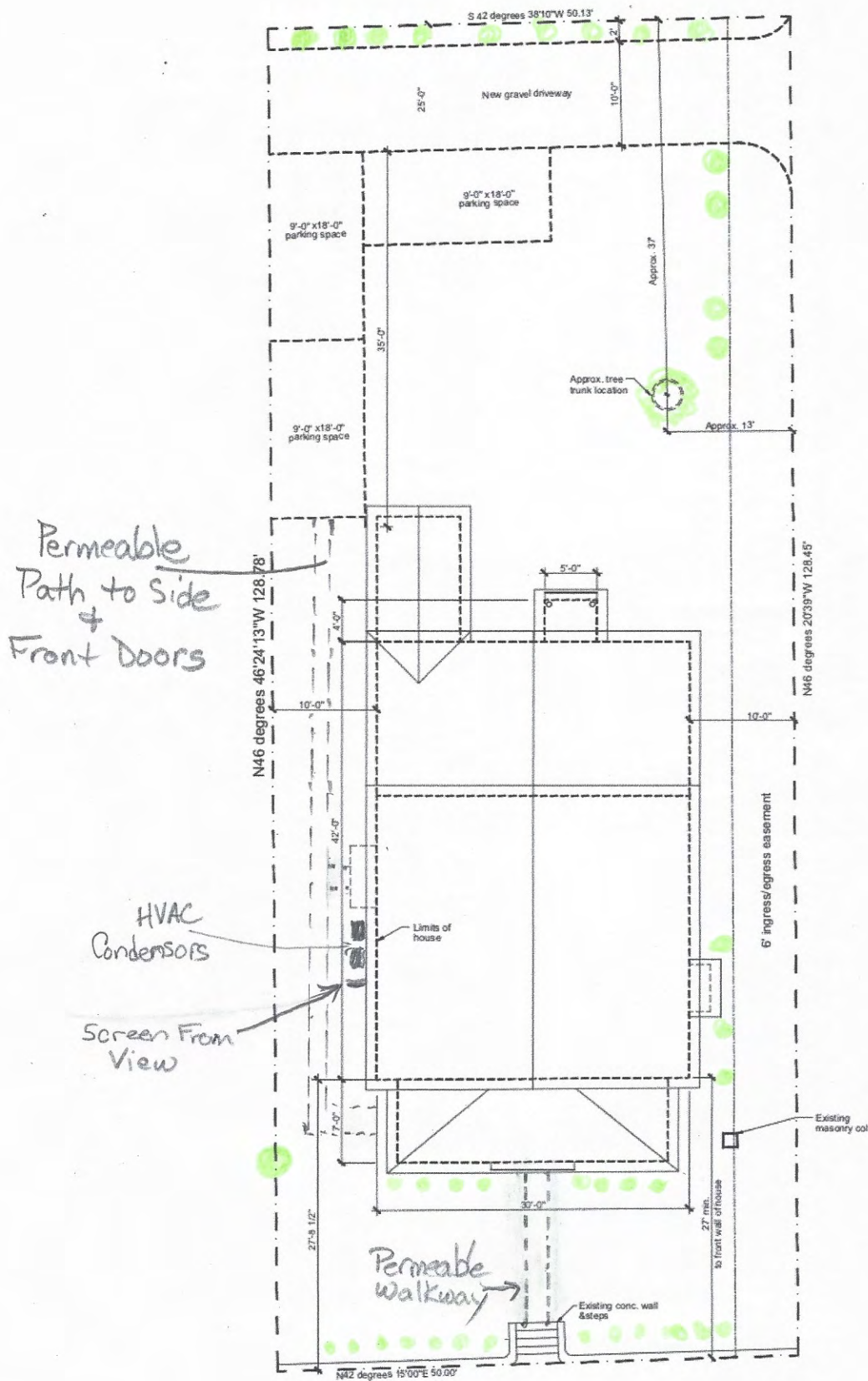


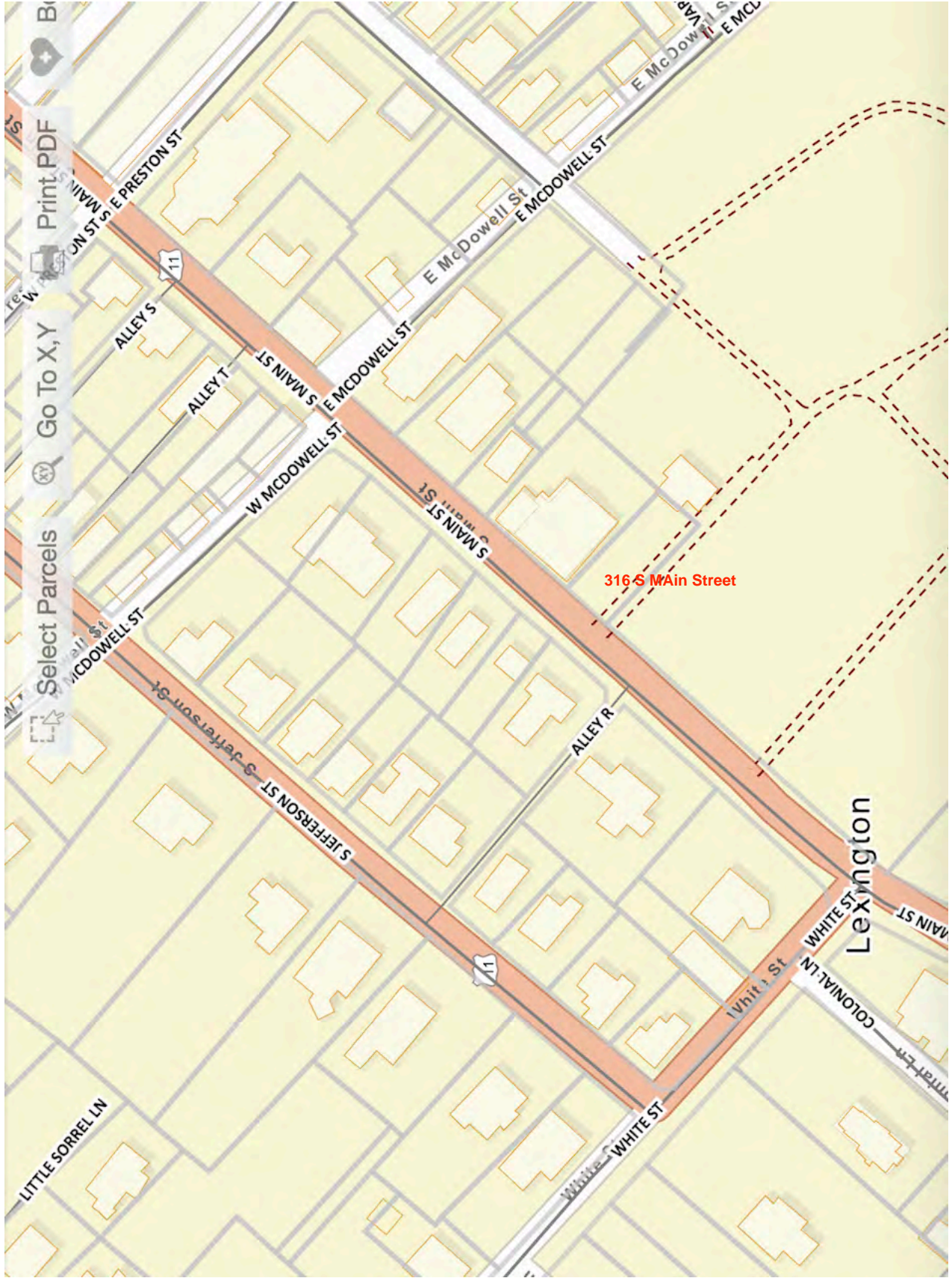
Left Elevation





Rear Elevation

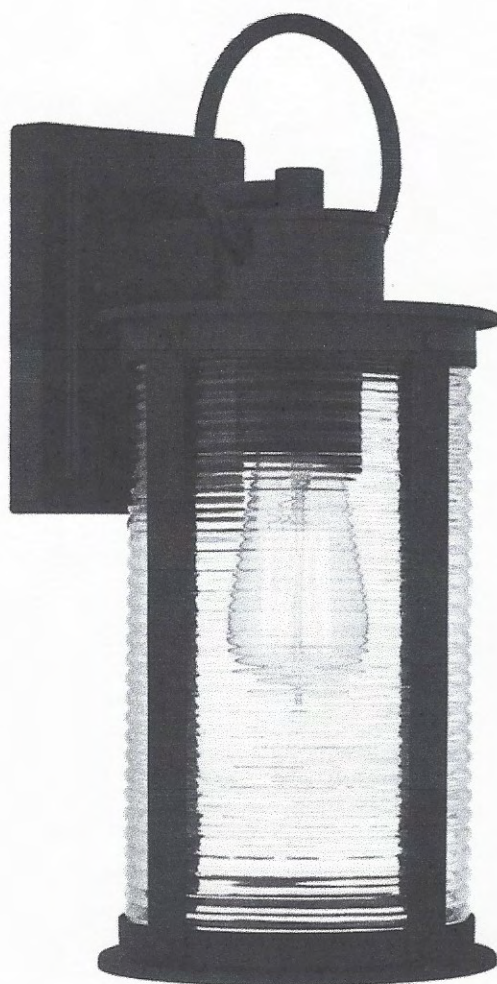


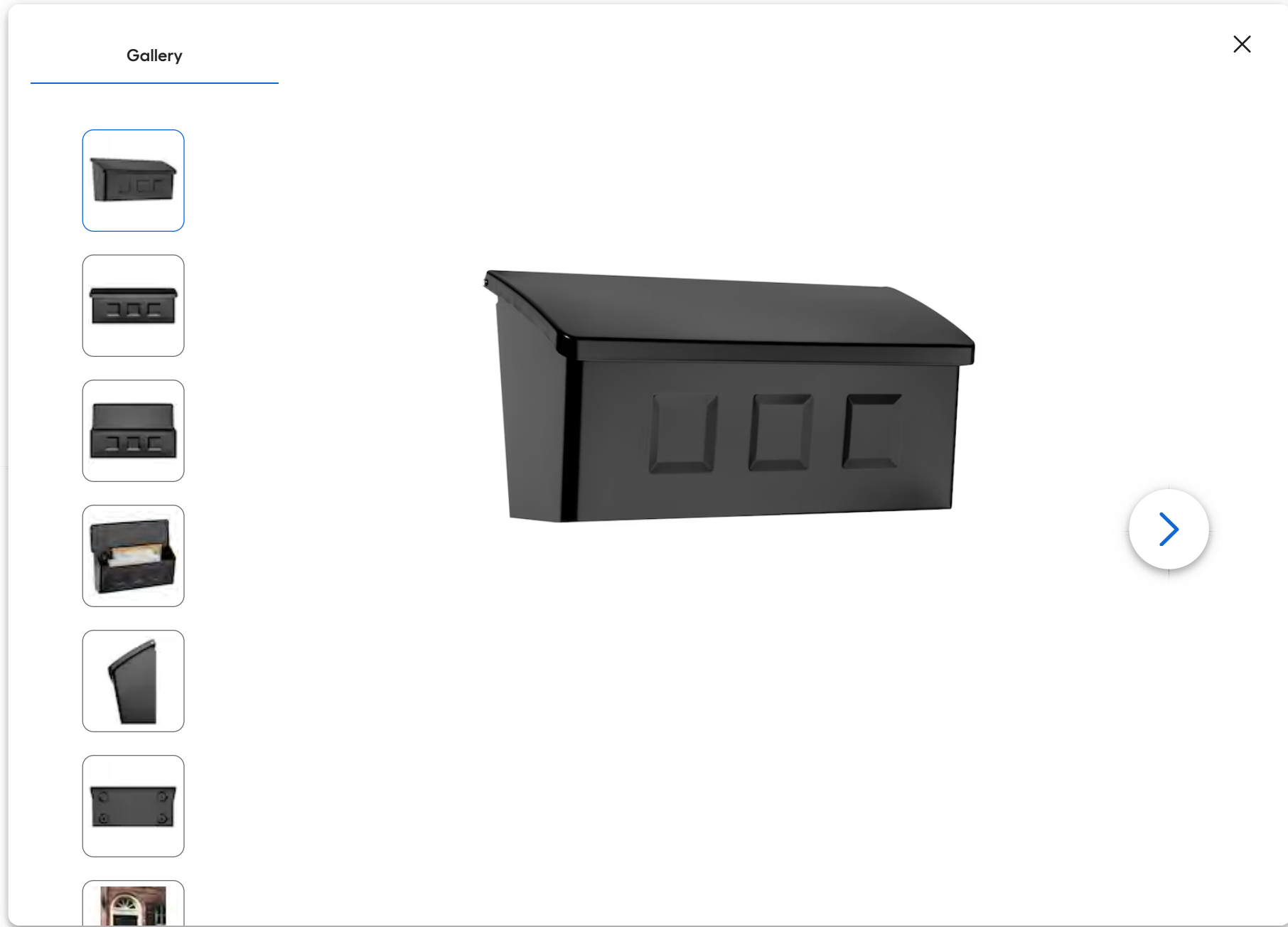




316 S. Main Street  
Sconces  
Quoizel Tilmore Collection  
TLM8406MBK  
Matte Black/Metal  
Clear, Ribbed Glass  
15 ½ x 6 ½ x 4 ½

QUOIZEL  
LIGHTING



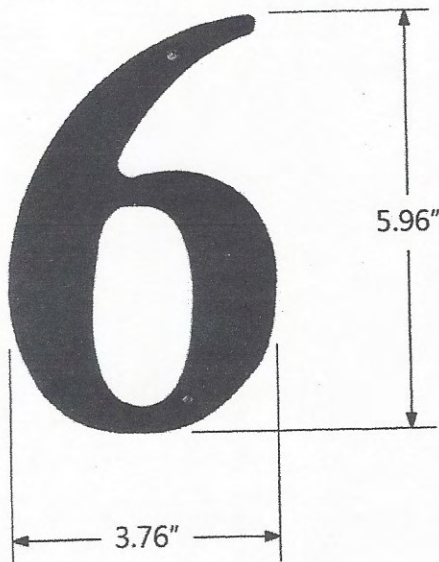


# RELIABILT 6-in Black Numbers

Cast Iron

Item #5144332

Model #33626PKBLG





**Lexington, VA Historic Downtown Preservation District COA  
COA 2024-17 7 N. Jefferson Street New Signage**

<b>Project Name</b>	New signage for Hardens
<b>Property Location</b>	7 North Jefferson Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	2022plus3, LLC / Jessica Harden

### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for a new post mounted projecting sign and a new window sign for Hardens restaurant at 7 N. Jefferson Street. The applicant is requesting a 30" x 14" projecting sign made from expanded PVC with digital vinyl decals in gold and white on a black background. The sign will hang from a 37" x 80" cast aluminum sign post located to the left of, and behind, the front step. The sign post will have a black powder coat finish, a ball finial and a fluted base. The post's scroll arm, from which the sign will be hung, is 34" wide and 61" from the base of the post. The projecting sign will not be illuminated. The applicant is also requesting a 53 1/4" x 9 1/2" window sign consisting of the business name in metallic gold vinyl text applied to the exterior surface of the transom glass. Additional sign details are included in the application materials.

On April 18, 2024, the Board approved the requested window sign but deferred its decision on the post mounted projecting sign, requesting additional information. The applicant was made aware of the Board's specific requests, but to date has not provided any additional information. Staff has placed this item on the agenda because the Board's window to make a decision will soon expire.

#### *7 N. Jefferson Street existing conditions*



**Lexington, VA Historic Downtown Preservation District COA  
COA 2024-17 7 N. Jefferson Street New Signage**

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**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.

## SIGN PERMIT APPLICATION

### Applicant<sup>1</sup>

Name: Jessica Harden Phone: 2019534162

Company: Hardens LLC Fax: N/a

Address: 370 Longview Meadow Dr, Buena Vista VA 24416, Unit Email: Hardenslex@gmail.com

Applicant's Signature:  Date: 3/13/214

### Property Owner

Name: Tom Langston Phone: +1 (412) 996-9414

Address: 64 ordale blvd. Pittsburg, Pa 15228 Email: Thomaslangston@yahoo.com

Owner's Signature:  Date: 3/13/24

### Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045

Company: Donelle De Witt Graphic Arts & Illustration, LLC Fax: \_\_\_\_\_

Address: 94 Little House Ln., Lexington Email: donelle888@mac.com

### Proposal Information<sup>2</sup>

Address (or location description): \_\_\_\_\_

Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: \_\_\_\_\_

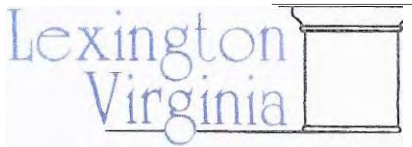
Overlay District:

- 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.







www.lexingtonva.gov

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

### Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	Post mounted	2.9 sq. ft.	30"	14"
Sign 2	vinyl on glass	3.5 sq. ft.	53.25"	9.5"
Sign 3				

Street Frontage (width) of business space in feet 64'-7.25"

Street Frontage (width) of building in feet 64'-7.25"

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 \_\_\_\_\_ 14.5" diam address plaque

Width \_\_\_\_\_ Height \_\_\_\_\_

If a projecting sign, clearance from sidewalk: \_\_\_\_\_ feet

What materials will be used? Expanded PVC (Komacel), digital decals, gold metallic textured vinyl

Will the sign be illuminated?  Yes  No

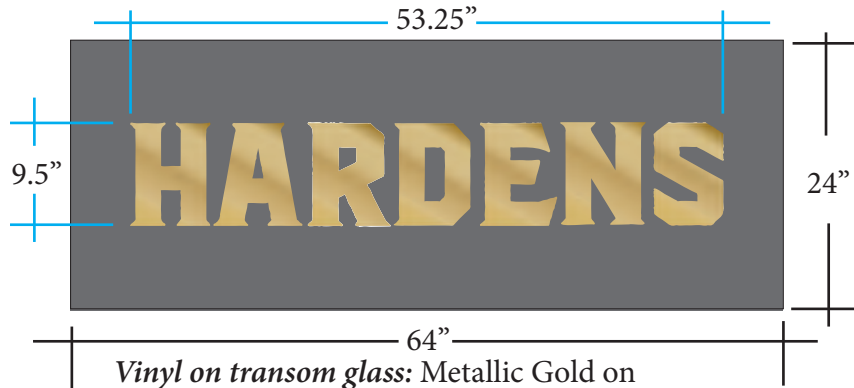
Please attach a sketch of sign(s) and samples showing the following:

- 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

# HARDENS

Jessica & Bill Harden

7 North Jefferson Street  
Linear Frontage: 64'-7.25"



*Vinyl on transom glass:* Metallic Gold on exterior surface of darkly tinted glass 3.5 sq. ft.



See next page for Sign Post info...

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**

### Prestige Real Estate Sign System with Ball Finial and Fluted Base

Durable, low maintenance black powder-coat finish that will look great for years to come. Sign system comes with decorative ball finial, fluted base and scroll arm ready for your hanging sign. Post mounts directly into ground or a ground-mounting spike is also available. System color Black.

- Overall height: 80"
- Length of scroll arm: 34"
- Distance between post and first hole: 8"
- Distance between holes on scroll arm: 16"
- Dimensions: 37" wide x 5" deep x 80" high
- Material: Aluminum, Powder Coat

