



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, May 6, 2021 at 4:30 P.M.
 Distance Meeting held though ZOOM, Lexington City Hall,
 300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
 - A. statement of emergency and authority to proceed
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. April 1, 2021 Minutes*
4. NEW BUSINESS:
 - A. **COA 2021-10: an application by Jenefer Davies & Erik Jones for a Certificate of Appropriateness for exterior improvements at 128 S. Main Street, Tax Map # 23-1-175, owned by South Main LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2021-11: an application by Sara Kemp for a Certificate of Appropriateness for window signs at 17 Courthouse Square, Tax Map # 23-1-197, owned by 17 Courthouse Square, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - C. **COA 2021-12: an application by Lauren McCaughrin for a Certificate of Appropriateness to replace two signs at 3 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

D. COA 2021-13: an application by Allyson Oavoll for a Certificate of Appropriateness for a projecting sign and window sign at 9 S. Jefferson Street, Tax Map # 23-1-64, owned by Seth Goodheart.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

E. COA 2021-14: an application by Suparat Prapong for a Certificate of Appropriateness for a projecting sign at 24 N. Main Street, Tax Map # 16-1-57, owned by Paul R. Bowen.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

F. COA 2021-15: an application by Paige Williams for a Certificate of Appropriateness for window signs and exterior painting at 13 West Nelson Street, Tax Map # 23-1-84, owned by John Sheridan.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

G. COA 2021-16: an application by George Huger for a Certificate of Appropriateness for permanent improvement to enhance the capability of outdoor dining activities at 37 S. Main Street, Tax Map # 16-1-55, owned by Four M Properties LLC.

- 1) Staff Report*
- 2) Applicant Statement
- 3) Public Comment
- 4) Board Discussion & Decision

5. OTHER BUSINESS

- A. Bank of the James wall sign update

6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, April 1, 2021 – 4:30 p.m.
Live Zoom E-meeting
Lexington City Hall
MINUTES

Architectural Review Board:

Present: R. LeBlanc, Vice-Chair
 A. Bartenstein
 E. Teaff
 J. Goyette
 C. Honsinger, Alternate A
 B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director

Absent: C. Alexander, Chair

CALL TO ORDER

A. Glaeser called the meeting to order at 4:30 p.m. He opened with a statement saying that due to the COVID-19 pandemic, the City is taking measures to limit attendance at public meetings. The Lexington City Council had approved an emergency ordinance allowing for public meetings to be held through real-time, electronic means. The meeting and packet were available on the City's website, the meeting is broadcasted to the City's Facebook page and the recording will be posted to Youtube the following day.

AGENDA:

Agenda was approved unanimously (A. Bartenstein/E. Teaff).

MINUTES:

Meeting minutes from March 18, 2021 were approved unanimously with a correction to the date of the minutes (A. Bartenstein/E. Teaff).

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2021-08: an application by Helen Bisset for a Certificate of Appropriateness for new signage and exterior improvements at 19 W. Nelson Street, Tax Map # 23-1-86, owned by Karen Neff

- 1) Staff Report – The improvements proposed consist of repainting the exterior trim on the building in Peacock Plume, SW 0020. The body color will remain the Lotus Pod, SW 7572, color, and the awning cover will be replaced with a black awning cover in Tricorn Black, SW 6258. There are two signs proposed for the building's façade. The projecting sign is a round sign, with a PVC core and vinyl applied graphics. The background color for the projecting sign will be Peacock Plume while the text and graphic will be white vinyl with black edging. The background color for the wall sign will be Peacock Plume while the text will be white vinyl with black

edging. A wall sign is also proposed for the rear entrance facing the McCrums parking lot and the rear wall sign will be identical to the wall sign on the façade.

- 2) Applicant Statement – Helen Bisset & Lauren Haskell – Ms. Bisset said the logo was designed by Ms. Haskell. She also said the projecting sign will be Peacock Plume letters on a white background.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. E. Teaff seconded and the motion passed unanimously (6/0).**

B. COA 2021-09: an application by Barbara Crawford for a Certificate of Appropriateness for an accessory structure at 210 W. Nelson Street, Tax Map #16-2-C, owned by Barbara Crawford.

B. Crawford recused herself from voting on this COA as she is the applicant.

- 1) Staff Report – This is an application to approve a Certificate of Appropriateness (COA) for a new accessory building at 210 West Nelson Street. The main building was approved by the ARB on March 6, 2020 along with a detached garage. The current request is to add a detached studio and to delete the previously approved detached garage. The proposed detached studio will be 14 feet by 22 feet and will be constructed of materials matching the residence including smart siding, architectural roof shingles, similar doors, windows, & trim. The studio will have running water and electricity.
- 2) Applicant Statement – Barbara Crawford said that the studio is a priority over the one-car garage. Moving that back will give a different alignment to the front and side yards. R. LeBlanc asked if the materials matched what was previously approved, and Ms. Crawford said all the materials match. C. Honsinger asked how the existing porch would fit in with the studio being built. Ms. Crawford said there would be 16 feet between the two structures. A. Bartenstein asked that the angles would all be the same on the structure, and Ms. Crawford said that it was hand-drawn late in the evening, so the lines were not exact, but the buildings would be symmetrical. A. Bartenstein asked how the apex of the roof would line up, and Ms. Crawford said it would be centered. C. Honsinger asked if there would be any windows other than the ones shown and Ms. Crawford said only the widows shown.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **C. Honsinger moved to approve the application as presented. A. Bartenstein seconded, and the motion passed unanimously (5/0).**

OTHER BUSINESS:

None

ADJOURN:

The meeting adjourned unanimously at 5:00 p.m. (C. Honsinger/A. Bartenstein).

R. LeBlanc, Vice-Chair Architectural Review Board

Project Name	Outdoor seating improvements in alleyway for the Heliotrope Brewery
Property Location	128 S. Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	South Main LLC / Jenefer Davies & Erik Jones

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements for the Heliotrope brewery at 128 S. Main Street.

128 S. Main Street existing conditions



The Architectural Review Board previously approved signage and exterior improvements for the Heliotrope Brewery including domed lights, seating, and stanchions in the alley. The pandemic closed the taproom and the City allowed emergency use of tenting in the alley and garden. Heliotrope is now seeking permission to 1) permanently tent the alley and a portion of the back garden, 2) use picnic tables in the alley, and 3) use space heaters in the alley. Specifications for each of the requested elements are included in the attached application materials.

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.

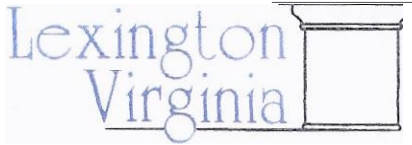
Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

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.

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
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant1

Name: Jenefer Davies/Erik Jones Phone: 503-333-8485

Company: Heliotrope Brewery Address: 128 S Main Street

Email: jenny@heliotropebrewery.com

Applicant's Signature: [Signature] Date: 4/2/21

Property Owner

Name: South Main LLC Phone: 540-570-2000

Address: 31 S Main Street Email: natalie@lexvarealestate.com

Owner's Signature: [Signature: Rick Alford] Date: 4/2/21

Architect/Designer

Name: n/a Phone: Company:

Fax: Address:

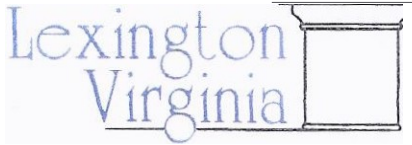
Email:

Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

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



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information^2 (attach list of properties if request includes multiple properties)

Address (or location description): _128 S Main Street_____

Tax Map: __23-1-175_____ Deed Book and Page #: _170000881_____

Acreage: __.11_____ Zoning (attach any existing conditions or proffers): __C1_____

Property Doing Business As: __Heliotrope Brewery_____

Historical Name of Building: _____

Approximate Age of Building: _88 years_ Applicant seeking Federal Tax Credit: Yes [] No [X]

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:

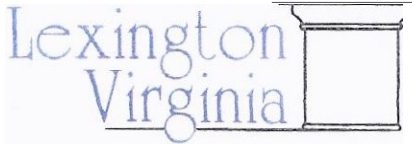
- Remodeling or renovation of the exterior of a building
Total restoration of the exterior of a building
Removal of any architectural element
Painting of any building exterior
Cleaning of wall surfaces or architectural elements
Repair of all surfaces or architectural elements
[X] Any removal, alternation, 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



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: _____

Case Number: ARB-COA-_____ - _____

Date Received: _____ Received By: _____

Staff Review

- Applicant's project would meet all district requirements.
Applicant fails to meet the district requirements.

Comments: _____

Planning and Development Director _____ Date _____

Action by Architectural Review Board

- Approved
Denied

Comments: _____

Chairperson, Architectural Review Board _____ Date _____

Heliotrope Brewery

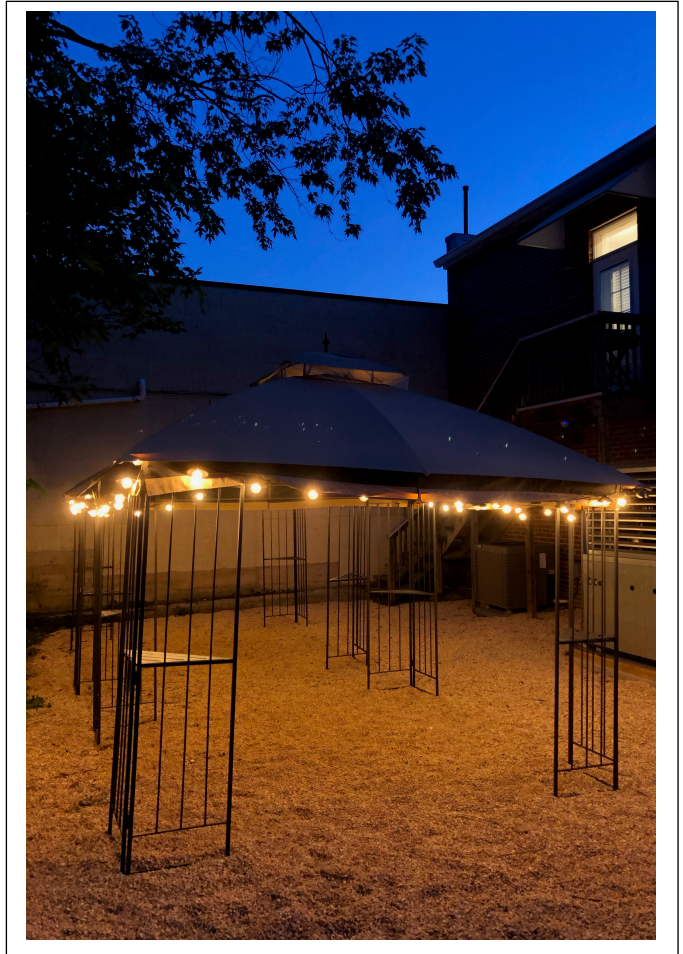


Heliotrope is located at 128 S Main Street in Lexington. We've been open since Dec 1, 2019. Prior to opening, the Architectural Review Board granted us permission to use domed lights, seating, and stanchions in the alley. When the pandemic hit and we had to close our taproom, the city granted us emergency use of tenting in our alley and garden. Now that things are opening up a bit, we'd like permission regarding three items; 1) to permanently tent down the alley and into the back garden 2) to use picnic tables in the alley 3) to use space heaters in the alley.

We'd like to purchase a frame tenting system from KD Kanopy. We'd like to tent from the start of the alley on the Main Street side, 110 feet straight down the alley between Heliotrope and Ed Hostetter's building, take a 90 degree turn and tent 20 feet into our back garden. This will give us an "L" shaped tenting area. The tent is 10' wide and will stretch the entirety of the width of the alley.



Alley



Garden

SPECIFICATIONS

- 10' x 130' KD trio traditional complete with frame and 100% waterproof white cover w/scalloped edges
- The cover is an 18oz, lacquer coated, black out vinyl
- UV and fire resistant
- Engineered to withstand 80 mph wind speeds
- Snow load rated
- Frame is made of T-6 Anodized marine aluminum
- Leg height telescopes down to 5' and up to 6'6", 7', 7'6" or 8'.
- Pitch is 2'6"



'Traditional' style KD tent

SAFETY

We have exchanged emails with Steve Paulk, City Building Inspector, and Trent Roberts, Fire Marshall, and plan to implement the fire, safety, egress considerations that they recommended. They include:

- Tents must be ten feet from overhead electrical wires
 - Maintain egress pathways
- Tents will be moored into gravel alley and garden areas
 - Hard wire lighting
 - Potential need for exit lighting

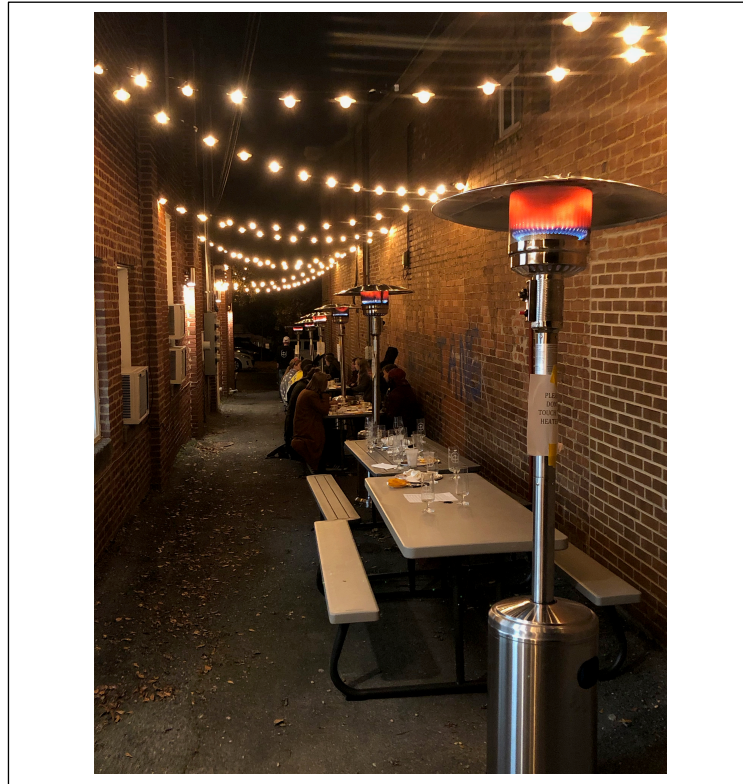
LIGHT POLLUTION

Due to covid, we were permitted to string consumer lighting across the alley from outlets in the outside of the building. We now plan to purchase commercial lighting and hardwire it. We will be placing the light strands underneath the tent which will block light from escaping into the night sky. Additionally, if exit lighting is required, it also will be protected by the tent and not bleed into the sky.

PERMISSION

No one specifically owns the alley. Because it is shared primarily between us and Ed Hostetter, we have obtained permission from him to close and tent half of the alley. We've also spoken with the Rockbridge Regional Library and Lexington Presbyterian Church, who border the alley at the Randolph Street end, and gained their permission even though we will not be using or tenting their end of the alley.

#2 SEATING & #3 HEATERS



The ARB previously approved black metal bistro sets for our alley. These were small round tables with two chairs. We planned to purchase them in the spring of 2020. However, when spring arrived, the state required us to close the taproom and space was at a premium. So, we transitioned to picnic tables because they could seat six instead of two, thus enabling us to serve families in the alley. While this was an emergency provision, we'd like to ask permission of the ARB to keep them. They are six feet long and have a gray composite tabletop and seats and a black, steel frame. They conform to the aesthetic of our space and are easily cleaned and disinfected.

Also pictured above are the alley heaters we used this winter. We purchased them so that people who were concerned about eating indoors during covid would feel safe eating at our establishment. As there is concern that covid will be with us in some form for a long time to come, we'd like to request permission to keep them. We anticipate them being in the alley from Oct through April. They are propane heaters with weighted bases and automatic safety features in case they are pushed over. Before we place them in the alley, we received approval from Steve Paulk, City Building Inspector, and Trent Roberts, Fire Marshall.

Project Name	Window Signs for Walker Title
Property Location	17 Courthouse Square
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	17 Courthouse Square, LLC. / Sara Kemp

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for new window signs at 17 Courthouse Square.

17 Courthouse Square existing conditions



The proposed vinyl window signs will be applied to the entrance door glass. The proposed vinyl color is white and the vinyl is a removable type specifically for windows. The background will be clear and a schematic of the window signs are included in the attached application.

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-11 17 Courthouse Square Signs**

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):

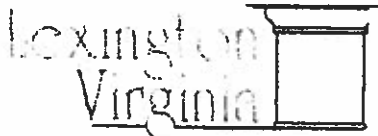
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or 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.

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 420-8.1, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed window signs for the entrance door glass meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department
 P.O. Box 922
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

SIGN PERMIT APPLICATION

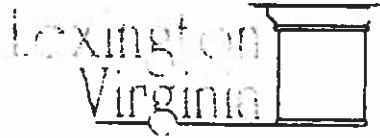
Applicant¹
 Name: Sara P. Kemp Phone: 540-570-1278
 Company: Walker Title, LLC Fax: _____
 Address: 17 Courthouse Square, Suite B-1 Email: skemp@walkertitle.com
 Applicant's Signature: Sara P. Kemp Date: 4/8/2021

Property Owner
 Name: 17 Courthouse Square, LLC Phone: 540-460-0066
C/O Steven Grist
 Address: 804 Bowyer Lane, Lexington Email: grists@cornerstonebankva.com
 Owner's Signature: Steven Grist, member Date: 4/10/2021

Sign Contractor
 Name: Ruthie Phone: 540-784-3529
 Company: Vinyl Cuts, LLC Fax: _____
 Address: 2077 Magnolia Ave, Buena Vista, VA Email: vinylcutsbv@gmail.com

Proposal Information²
 Address (or location description): 17 Courthouse Square, Lexington, VA.
 Tax Map: 23-1-197 Deed Book and Page #: _____
 Acreage: .0234 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.

*Fees Non Refundable



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

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	<u>Window vinyl</u>	<u>0.27777</u>	<u>20"</u>	<u>2"</u>
Sign 2	<u>window vinyl</u>	<u>1.83333</u>	<u>16.5"</u>	<u>16"</u>
Sign 3	<u>Window vinyl</u>	<u>1.59722</u>	<u>23"</u>	<u>10"</u>

Street Frontage (width) of business space in feet _____

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

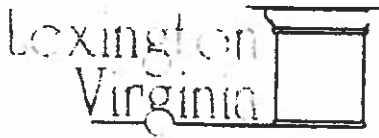
What materials will be used? removable vinyl for windows

white vinyl - clear background

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



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$50 Amount Paid: \$50 Case Number: HDCA - 2021 - 11

Date Received: _____ Received By: _____

Staff Review (non-Entrance Corridor or Historic District signs)

- Approved
- Denied

Comments: _____

Planning and Development Director _____
Date

Action by Planning Commission (Entrance Corridor Signs)

- Approved
- Denied

Comments: _____

Chairperson, Planning Commission _____
Date

Action by Architectural Review Board (Historic District Signs)

- Approved
- Denied

Comments: _____

Chairperson, Architectural Review Board _____
Date

Exterior

17 Courthouse Square

2"x20"



16"x16.5"

WALKER

Walker Title, LLC

Suite B-1



23"x10"

Walker/Dominion Title, L.C.

Suite B-2

Interior Options



WALKER
Walker Title, LLC

Suite B-1



WALKER
Walker Title, LLC

Suite B-1

20



Walker/Dominion Title, L.C.

Suite B-1



Walker/Dominion Title, L.C.

Suite B-1

Project Name	Replacement Signs for 3 W. Nelson Street
Property Location	3 W. Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	John Sheridan/Lauren McCaughrin

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a replacement projecting sign and a replacement window sign at 3 W. Nelson Street.

3 W. Nelson Street existing conditions



The restaurant is being rebranded as “Globowl Café” and the applicant requests replacement of the projecting and window signs. The proposed projecting sign is a 30 inch diameter circle with a white

vinyl background, green (23ae4b) spoon and fork graphic, and dark grey (4b4a4b) “GLOBOWL CAFÉ” lettering in the Athelas font. The proposed projecting sign is made of Dibond (aluminum outer sheets with polyethylene core) and it will be hung from the existing bracket. The sign will not be illuminated.

The vinyl window sign will also be a 30 inch diameter circle with the same graphics, text, and colors as proposed for the projecting sign. The vinyl for the window sign is described as “calendered vinyl – laminate with protective overlamine.”

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.

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 420-8.1, without defeating the purpose for which such signs are intended.

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-12 3 W. Nelson Street Replacement Signs**

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

24
Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

SIGN PERMIT APPLICATION

Applicant¹

Name: LAUREN MCCAUGHRIN Phone: 323-309-9657

Company: ~~METTA MEALS, LLC~~ Globowl Caf, LLC Fax: _____

Address: 3 WEST NELSON ST, LEXINGTON, VA 24450 Email: LAURENMCCAUGHRIN@GMAIL.COM

Applicant's Signature: *[Signature]* Date: 2/11/21

Property Owner

Name: JOHN SHERIDAN Phone: 540-463-4148

Address: 565 Waterloo Dr. Lexington, VA Email: johnsheridan74@gmail.com

Owner's Signature: *[Signature]* Date: 2/12/2021

Sign Contractor

Name: JAMES ALLEN Phone: (540) 463-9232

Company: JAMES ALLEN PRINTING Fax: _____

Address: 145 East Midland Trail Lexington, Virginia 24450 Email: jamieallen@embarqmail.com

Proposal Information²

Address (or location description): 3 WEST NELSON STREET, LEXINGTON, VA 24450

Tax Map: 23-1-83 Deed Book and Page #: 439/468

Acreage: 0.07773 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: METTA MEALS

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.

*Fees Non Refundable



www.lexingtonva.gov

P.O. Box 922
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	Round Hanging Sign = 30" diameter	4.9 SF		
Sign 2	Window Vinyl = 30" diameter (calendered vinyl - laminate with protective overlamine)			
Sign 3				

Street Frontage (width) of business space in feet 16

Street Frontage (width) of building in feet 59

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: 10.5 feet

What materials will be used? metal and plastic

Will the sign be illuminated? Yes No

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

- Dimensions of sign 30" diameter
- Lettering style and size Athelas font
- How colors will be used Logo Green 23ae 4b
- Photo showing building and adjoining structures (will email)
- Exact wording layout of sign Logo Above "GloboW1" Cafe
- Paint samples James Allen was unclear on this?
- Style of bracket, stand, and/or awning (same as previous)



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$50 Amount Paid: _____ Case Number: _____ - _____ - _____

Date Received: _____ Received By: _____

Staff Review (non-Entrance Corridor or Historic District signs)

Approved

Denied

Comments: _____

Planning and Development Director

Date

Action by Planning Commission (Entrance Corridor Signs)

Approved

Denied

Comments: _____

Chairperson, Planning Commission

Date

Action by Architectural Review Board (Historic District Signs)

Approved

Denied

Comments: _____

Chairperson, Architectural Review Board

Date



GLOBOWL
CAFE

Project Name	New signage for Inspired to Enhance Lexington
Property Location	9 S. Jefferson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Seth Goodheart/Allyson Davoll Cartwright

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign, sign bracket, and two new window signs for 9 S. Jefferson Street.

9 S. Jefferson Street existing conditions



The new salon will occupy the Wendell's Barber Shop storefront and the applicant intends to retain the existing window sign for Wendell's. Two new window signs are proposed in white vinyl to be applied to the interior surface of the upper left window pane and to the entry door glass. The white vinyl window signs match the existing vinyl window sign.

A projecting sign is proposed to hang from a new sign bracket. The projecting sign is a double-sided, expanded PVC material with laminated digital decals applied to both sides with a metallic copper vinyl added, then sealed with UV protective liquid laminate. While the graphic provided by Donelle appears

to show a fade of the copper vinyl, it is a uniform metallic copper color. The projecting sign background contains alternating black and white stripes.

The bracket for the projecting sign is a 40 inch “Cuadrado” hanging blade sign bracket in a textured black powder coat. The sign is made from 1 inch square steel tube and 1” by 1/8” flat bar. Additional sign details are provided in the attached application.

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.

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 420-8.1, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or

structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

SIGN PERMIT APPLICATION

Applicant¹

Name: Alyson Covall Phone: 540-676-6300

Company: Inspired to Enhance Lexington Fax: _____

Address: 9 South Jefferson St. Email: InspiredtoEnhance@gmail.com

Applicant's Signature: [Signature] Date: 4/7/2021

Property Owner

Name: Seth Coodheart Phone: 540-460-8768

Address: _____ Email: _____

Owner's Signature: _____ Date: _____

Sign Contractor

Name: Donelle DeWitt Phone: 540-460-2045

Company: DD&A&I Fax: _____

Address: 94 Little House Ln., Lex Email: dondler88@mas.com

Proposal Information²

Address (or location description): 9 S. Jefferson

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.

*Fees Non Refundable



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
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: Sign 1, projecting, 9', 36", 36".

Street Frontage (width) of business space in feet 10'

Street Frontage (width) of building in feet 10'

Are other signs currently displayed on the same building? [X] Yes [] No

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

Width 23" Height 9.5"
Width _____ Height _____

Handwritten note: painted on window (historic)

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

What materials will be used? PVC, vinyl decals, vinyl lettering

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

Inspired to Enhance

Allyson Davoll Cartwright

Linear Frontage = 10'

PROJECTING SIGN:

36" diameter x 19mm (9 sq. ft.)
double-sided, expanded PVC,
laminated digital decals applied
both sides with metallic copper vinyl
added then sealed with UV protective
liquid laminate.



WINDOW VINYL:

23.4" x 13.5" (2.2 sq. ft.)

white vinyl applied to inside surface

DOOR GLASS VINYL:

18.75" x 10.8" (1.4 sq. ft.)

white vinyl applied to inside surface

ARMATURE

See Page 2

Prepared by



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

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

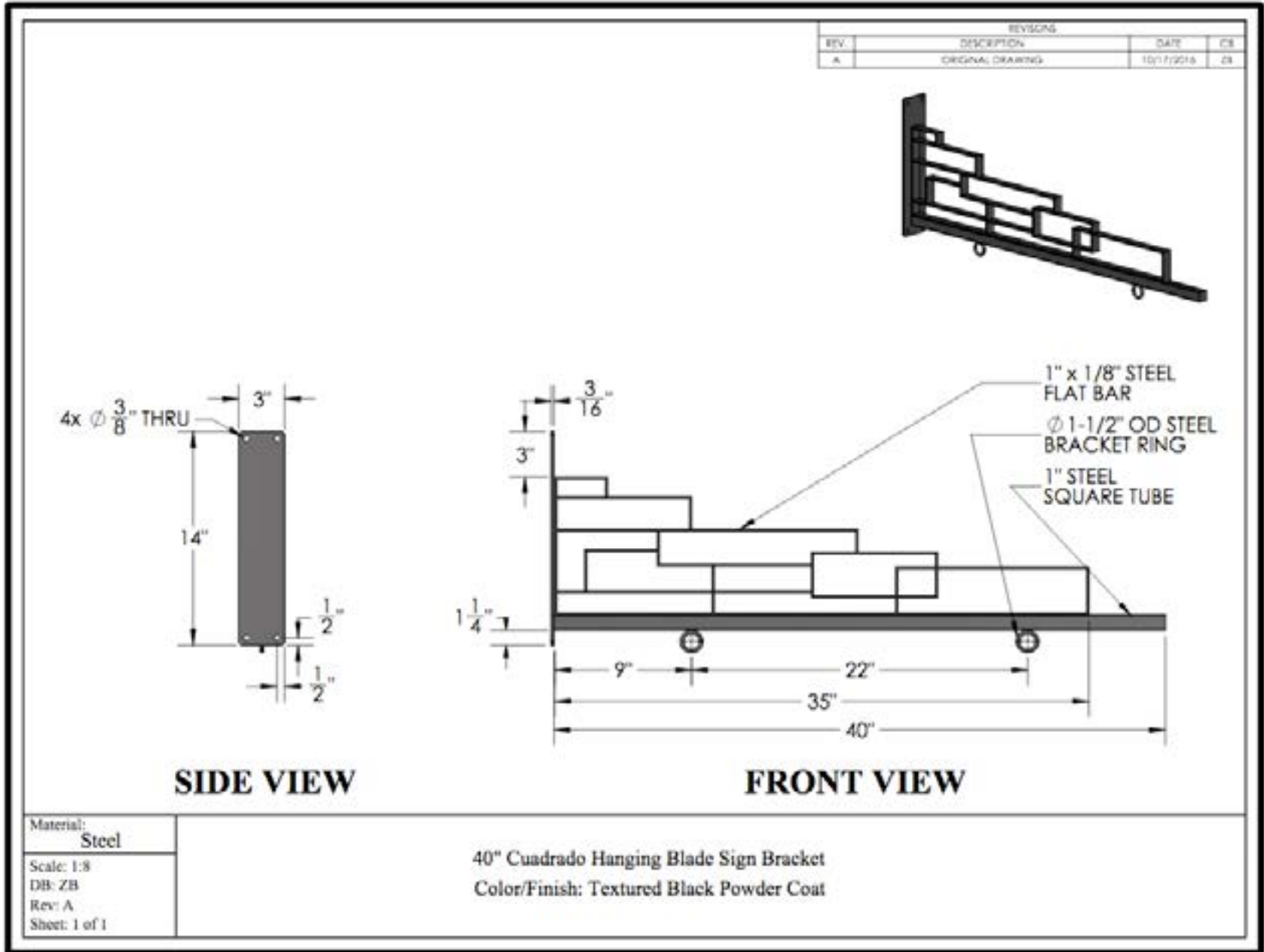
**Cell: 540-460-2045
donelle888@mac.com**



Window dimensions: 26" x 35.5" (x4)

Door Glass dimensions: 26.5" x 43"

Handcrafted from steel
 Rust resistant powder coat black finish
 Commercial-grade construction
 40" long



**Lexington, VA Historic Downtown Preservation District COA
COA 2021-14 24 N. Main Street Sign**

Project Name	New signage for Nappa Thai
Property Location	24 N. Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Suparat Prapong/Paul R. Bowen

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign for the Nappa Thai restaurant at 24 N. Main Street.

24 N. Main Street existing conditions



The proposed projecting sign is a 40” by 16.5” double-sided sign made with expanded PVC. The laminated digital decals are applied to both sides with metallic gold vinyl added, then sealed with UV protective liquid laminate. The “Nappa Thai Cuisine” text is a Valspar Orange (2011-3) and the background color is a Sherwin Williams Jumping Java (308). The existing bracket will be used and light fixtures for illumination of the projecting sign are also existing.

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-14 24 N. Main Street Sign**

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.

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 420-8.1, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

Planning & Development Department³⁷

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

SIGN PERMIT APPLICATION

Applicant¹

Name: Suparat Prapony Phone: 571-271-5485

Company: Dhan Napa Thai LLC Fax: -

Address: 24 N Main St Lexington Email: NapaThaiCuisine@gmail.com

Applicant's Signature: [Signature] Date: 04/15/2021

Property Owner

Name: Joseph A Vita, Prop MGR Phone: 540-461-5050
VITA AND ASSOCIATES, INC.

Address: 18 East Nelson St, Lexington, VA Email: joe@joevita.com

Owner's Signature: [Signature] Date: 4/15/2021
For Paul R Bowen, owner

Sign Contractor

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

Company: DDGA&I Fax: -

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

Proposal Information²

Address (or location description): 24 North Main Street, Lexington, VA

Tax Map: _____ Deed Book and Page #: _____

Acreage: _____ Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Dhan Napa Thai, LLC

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.

*Fees Non Refundable



NapaThai Cuisine

Suparat Prapong

Linear Frontage = 14'

PROJECTING SIGN:

40" x 16.5" x 19mm (4.58 sq. ft.)
double-sided, expanded PVC,
laminated digital decals applied
both sides with metallic gold vinyl
added then sealed with UV protective
liquid laminate.

ARMATURE: using existing

Prepared by



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

Logo Design, Desktop Publishing,
Signs, Banners & more

Cell: 540-460-2045

donelle888@mac.com

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-15 13 W. Nelson Street Exterior Improvements & Signage**

Project Name	Exterior Improvements and Signage for <i>Downtown Books</i>
Property Location	13 West Nelson Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	John Sheridan / Paige Williams

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage for the Downtown Books business at 13 West Nelson Street.

13 W. Nelson Street existing conditions



The improvements proposed consist of repainting only the lower, storefront portion of the existing building. The body color is proposed to be Mindful Gray (SW 7016), the entry door color is proposed to be Bungalow Blue (SW 0048), trim accent color is proposed to be Caviar (SW 6990), and the existing tan trim color will remain. The application contains an illustration of the proposed exterior colors.

There are two window signs proposed and a white vinyl will be used for both. The first window sign is to be applied to the storefront glass and is 4” by 48” (1.32 square feet in area). This window sign consists of the text “Downtown Books.” The second window sign is to be applied to the entry door glass and is 18” by 18” (2.25 square feet in area). This second sign is comprised of the “Downtown Books Lexington, Virginia” text below a graphic of the building facade and books. The background will be clear and a schematic of the window signs are included in the attached application.

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.

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

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-15 13 W. Nelson Street Exterior Improvements & Signage**

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

43
Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: Raige Williams Phone: 540-460 8184
Company: Downtown Books Fax: —
Address: 13 W. Nelson Email: Downtownbookslexva@gmail.com
Applicant's Signature: Raige Williams Date: 4/21/21

Property Owner

Name: John Sheridan Phone: 540-460-1449
Address: 565 Waterloo Dr. Lexington Email: johnsheridan74@gmail.com
Owner's Signature: [Signature] Date: 4/22/2021

Architect/Designer

Name: _____ Phone: _____
Company: _____ Fax: _____
Address: _____ Email: _____

Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

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

*Fees Non Refundable



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

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

Address (or location description): 13 West Nelson St

Tax Map: 23-1-84 Deed Book and Page #: 624 pg#634

Acreage: N/A Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Downtown Books

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



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: _____

Case Number: ARB-COA- _____ - _____

Date Received: _____ Received By: _____

Staff Review

Applicant's project would meet all district requirements.

Applicant fails to meet the district requirements.

Comments: _____

Planning and Development Director

Date

Action by Architectural Review Board

Approved

Denied

Comments: _____

Chairperson, Architectural Review Board

Date

DOWNTOWN BOOKS

13 W Nelson Street | Building Alterations



Mindful Gray
SW 7016

Tan from the rest of the
building.

Bunglehouse Blue
SW 0048

Caviar
SW 6990



www.lexingtonva.gov

47
Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

SIGN PERMIT APPLICATION

Applicant¹

Name: Raige Williams Phone: 540 462 8184

Company: Downtown Books Fax: _____

Address: 212 Ruebend Dr (Home) Email: _____

Applicant's Signature: _____ Date: _____

Property Owner

Name: _____ Phone: _____

Address: _____ Email: _____

Owner's Signature: _____ Date: _____

Sign Contractor Ruth Laethorne

Name: Vinyl Cuts Phone: 540 784 3529

Company: _____ Fax: N/A

Address: 2077 Magnolia Ave Email: vinylcutsbv@gmail.com
BU, VA 24416

Proposal Information²

Address (or location description): @ 13 W Nelson St

Tax Map: 23-1-84 Deed Book and Page #: 624 pg#634

Acreage: _____ Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Downtown Books

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

P.O. Box 922

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	<u>Storefront window</u>	<u>1.32ft²</u>	<u>48"</u>	<u>4"</u>
Sign 2	<u>Front Door</u>	<u>2.25ft²</u>	<u>18"</u>	<u>18"</u>
Sign 3	<u>N/A</u>	<u></u>	<u></u>	<u></u>

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

Street Frontage (width) of building in feet 15'

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 N/A Height N/A

Width N/A Height N/A

If a projecting sign, clearance from sidewalk: N/A feet

What materials will be used? _____

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



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$50 Amount Paid: _____ Case Number: _____ - _____ - _____

Date Received: _____ Received By: _____

Staff Review (non-Entrance Corridor or Historic District signs)

Approved

Denied

Comments: _____

Planning and Development Director

_____ Date

Action by Planning Commission (Entrance Corridor Signs)

Approved

Denied

Comments: _____

Chairperson, Planning Commission

_____ Date

Action by Architectural Review Board (Historic District Signs)

Approved

Denied

Comments: _____

Chairperson, Architectural Review Board

_____ Date

DOWNTOWN BOOKS

13 W Nelson Street | Signage



Larger Window:
46" x 71"

Logo image coming
soon- will be placed
above text on door.

Door Glass:
27" x 66"

Arne Glaeser

From: Williams, James L, Jr, 'Jay' <williamsjl@vmi.edu>
Sent: Wednesday, April 28, 2021 8:26 AM
To: Arne Glaeser
Cc: 'Paige Williams'
Subject: VERIFYING RECEIPT: 13 Nelson - Downtown Bookstore Entrance Door Logo Submission
Attachments: Logo_Downtown Books.jpg

Arne,
Good morning. Just touching base to make sure you received this email from Monday.

Have a Great Day,

Jay Williams

From: Williams, James L, Jr, 'Jay'
Sent: Monday, April 26, 2021 10:36 AM
To: 'aglaeser@lexingtonva.gov' <aglaeser@lexingtonva.gov>
Cc: Williams Merryn <mbw1997@vt.edu>; Paige Williams <downtownbookslexva@gmail.com>
Subject: 13 Nelson - Downtown Bookstore Entrance Door Logo Submission

Arne,
Good morning. Per your conversation on Friday, the attached logo will be installed on the Downtown Bookstore entrance door at 13 Nelson Street. The logo will be white (to match the sample piece I left with you on Friday).

Please let me know if you have any questions. Thank you for working with Paige and me on this process.

Have a Great Day,

Jay Williams

52



DOWNTOWN BOOKS

Lexington, Virginia

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-16 37 S. Main Street Exterior Improvements**

Project Name	Outdoor dining improvements for the Southern Inn Restaurant
Property Location	37 South Main Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	Four M Properties, LLC. / Huger Food Services, Inc.

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements for the rear portion of the Southern Inn restaurant at 37 S. Main Street.

37 S Main Street (rear) existing conditions



A temporary outdoor dining facility was installed for the Southern Inn Restaurant adjacent to the McCrums's parking lot during the Covid-19 pandemic. That facility has been removed and the applicant requests permanent improvements to the site to enhance the capability of outdoor dining activities.

The applicant provided a narrative, site plan, and several detail sheets to describe/show the proposed improvements to the "backlot" of the Southern Inn restaurant. The provided plans include privacy screens around the perimeter of the tent area and patio, utility screens to conceal the

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-16 37 S. Main Street Exterior Improvements**

existing utilities on the rear of the building, and gates to shield the dumpster area from public view. The list of proposed improvements include:

1. Retaining wall (Versa-lok moasic retaining wall system, weathered series with Chestnut, Hickory, and Walnut colors),
2. Paving material (Versa-lok weathered estate paving stone, 8"x8", in a Chestnut blend),
3. Privacy screens (6' 2" tall panels with louvered uppers and slatted lower sections, attached to 4x4 treated posts)
4. Utilities screen assembly (3'-8" tall utility screens with solid wood panels attached to 4x4 treated posts),
5. Dumpster screening gate (4'-6" tall gates with solid panels and a cross brace),
6. 20' by 30' tent, and
7. LED string lighting.

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.

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

**Lexington, VA Historic Downtown Preservation District COA
COA 2021-16 37 S. Main Street Exterior Improvements**

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
 P.O. Box 922
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: GEORGE HUGER Phone: 540-463-3612

Company: HUGER FOOD SERVICES, INC. Fax: _____

Address: 37 SOUTH MAIN ST., LEXINGTON Email: george@southerninn.com

Applicant's Signature: [Signature] Date: 4-23-2021

Property Owner

Name: FOUR M PROPERTIES LLC Phone: 804-360-1627

Address: 5228 BELVA RD., GLEN ALLEN, VA 23059 Email: pgmacheras@gmail.com

Owner's Signature: Peter S Macheras Date: 04/23/21

Architect/Designer

Name: H.E. Ravenhorst Phone: 540-463-3205

Company: H.E. Ravenhorst, AIA Fax: _____

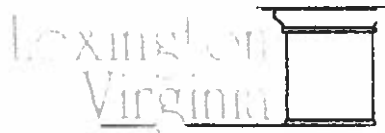
Address: PO Box 904, LEXINGTON, VA 24450 Email: ravnhrst@rockbridge.net

Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

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



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450

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

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

Address (or location description): SOUTHERN INN - 37 SOUTH MAIN ST.

Tax Map: 23 1 79 Deed Book and Page #: _____

Acreage: 0.283 Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: SOUTHERN INN RESTAURANT

Historical Name of Building: BARE BUILDING; SOUTHERN INN

Approximate Age of Building: N/A 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



www.lexingtonva.gov

Planning & Development Department
P.O. Box 922
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 482-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: \$100⁰⁰

Case Number: ARB-COA- 2021 - 16

Date Received: 4/29/2021 Received By: Anne Gleason

Staff Review

Applicant's project would meet all district requirements.

Applicant fails to meet the district requirements.

Comments: _____

Anne Gleason _____ 4/29/2021
Planning and Development Director Date

Action by Architectural Review Board

Approved

Denied

Comments: _____

_____ Date
Chairperson, Architectural Review Board

H. E. RAVENHORST, AIA ARCHITECT

19 South Main St. ~ PO Box 904 ~ Lexington, VA 24450 ~ Phone (540) 463-3205 ~ ravnhrst@rockbridge.net

March 9, 2021

NARRATIVE FOR SITE PLAN APPLICATION SOUTHERN INN RESTAURANT

Upon the onset of the pandemic last year, the Southern Inn erected a temporary tent behind the restaurant to allow outdoor dining. That has since been removed, but the decision has been made to make improvements to the site to enhance the capability of outdoor activities.

The existing site has several obstacles that needed to be addressed. The site begins to slope soon after leaving the rear of the building; there is a well-occupied electrical power pole in the lot; and the dumpsters, a necessary part of a restaurant function, are also in that area. The entire area is currently covered with asphalt paving.

The proposed solution to these issues is described on the pages attached. The first step is to create a nearly level spot for a tent. The tent used last year was 20' x 40'; the one proposed is 20' x 30' in order to maintain clearance from the utility pole. (It will still be necessary to use caution in keeping a safe distance from the overhead lines in the area).

The "flat place" will be created with a low retaining wall of weathered concrete block and surfaced with concrete pavers. These pavers will also be used to create a patio area extending back to the building from the tent location. A trench drain (with grates that meet ADA requirements in terms of the size of openings) will be installed between the patio and tent to intercept groundwater and divert it around the tent plateau; the discharge will be to the parking lot below.

As a certain amount of lighting is required (both as a matter of practicality and by ABC rules), LED string lighting will be installed around the perimeter of the patio and tent. In the tent, the lighting will be above the edge of the canopy, concealing the luminaires from view outside. That won't be possible at the patio area, but the light level of the string lights is quite low: it uses bulbs spaced approximately 16 inches apart, and each bulb emits only 55 lumens (for comparison, a 25 watt incandescent bulb emits 250 lumens). This low level of perimeter lighting will be enough to define the space and provide minimal lighting for patrons. The patio area will be largely concealed from adjacent properties by the tent and surrounding buildings.

The plans include privacy screens around the perimeter of the tent area and patio, utility screens to conceal the existing utilities on the rear of the building, and gates to shield the dumpster area from public view. These items are detailed in the enclosure.



PROJECT AS VIEWED FROM THE NORTHWEST (JEFFERSON STREET)

PROPOSED SITE IMPROVEMENTS

SOUTHERN INN RESTAURANT

Table of Contents

1. Overall Site Plan; Location Diagram
2. Immediate Site Plan
3. Aerial Perspective Views
4. Details: Retaining Wall and Paving Materials
5. Details: Privacy Screens
6. Details: Utilities Screen Assembly
7. Details: Dumpster Screening Gate

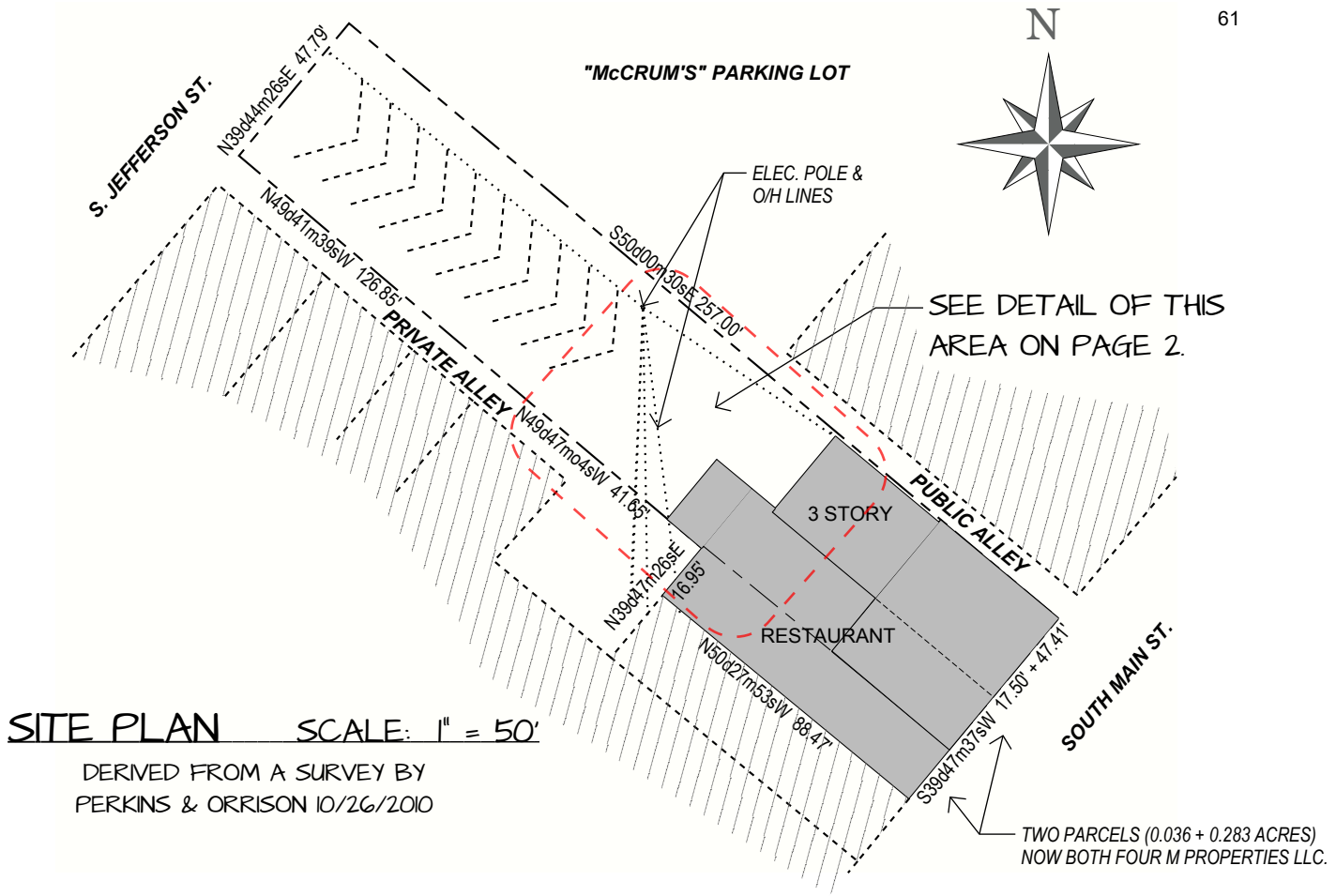


H. E. RAVENHORST, AIA
ARCHITECT

19 South Main Street, Lexington, Virginia 24450
 ravnhrst@rockbridge.net 540.463.3205

JOB #: 852	DATE: 03/9/2021	COVER PAGE
------------	-----------------	------------

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
 37 SOUTH MAIN STREET
 LEXINGTON, VIRGINIA



PARCEL BOUNDED BY BLUE LINE IS THE SUBJECT PARCEL, OWNED BY FOUR M PROPERTIES LLC.



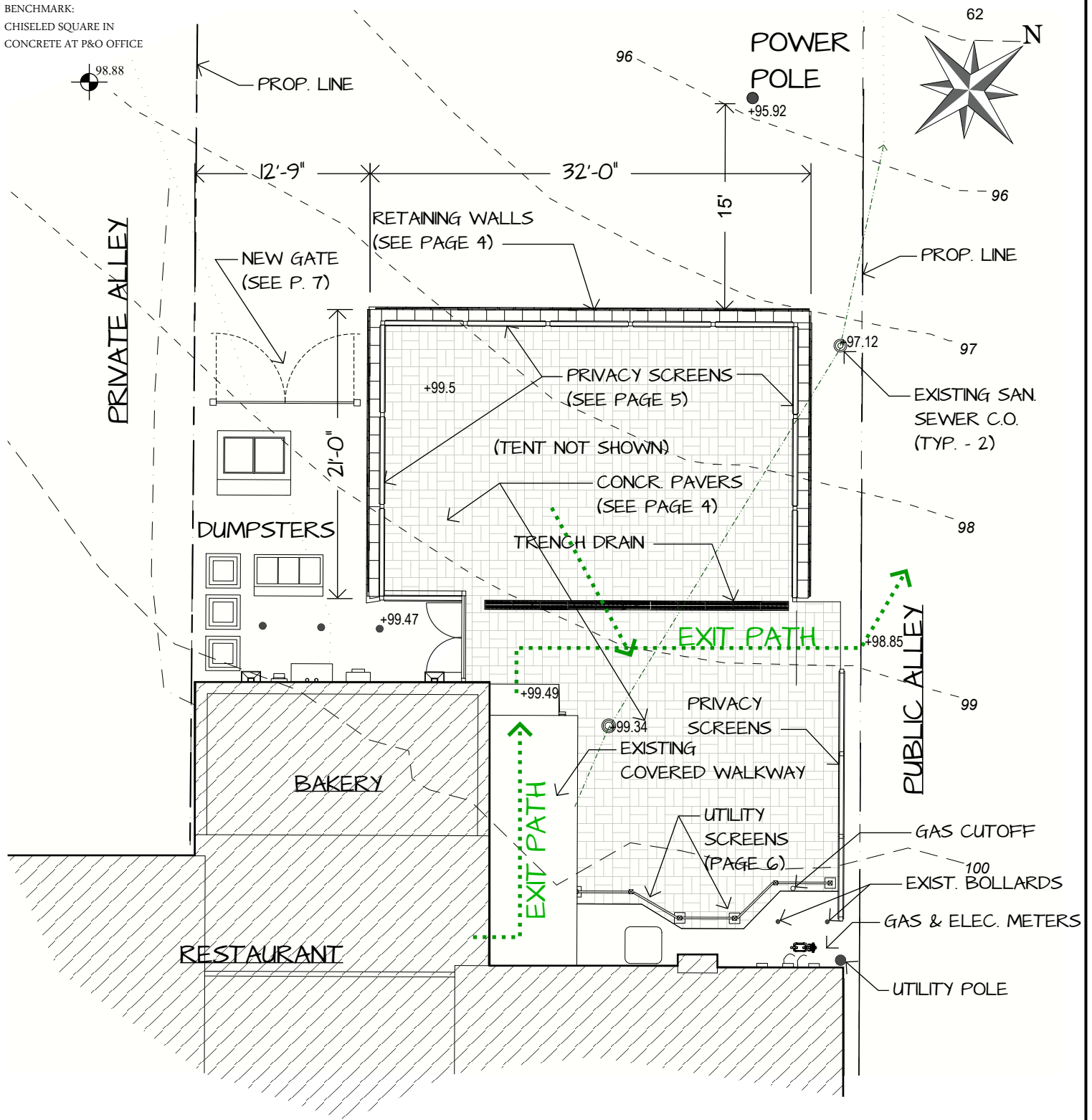
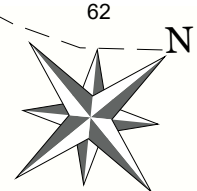
**H. E. RAVENHORST, AIA
ARCHITECT**

19 South Main Street, Lexington, Virginia 24450
ravnhrst@rockbridge.net 540.463.3205

JOB #: 852 DATE: 03/9/2021 PAGE 1

**PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA**

BENCHMARK:
CHISELED SQUARE IN
CONCRETE AT P&O OFFICE



SITE PLAN

SCALE: 1" = 10'

EXISTING CONTOURS SHOWN DERIVED FROM TOPOGRAPHIC
SURVEY BY PERKINS & ORRISON DATED 10/21/2010.
SPOT ELEVATIONS WERE VERIFIED ON SITE 3/6/2021.
ASSUMED CONTOUR 100.0 = APPROX. 1042 ELEVATION



**H. E. RAVENHORST, AIA
ARCHITECT**

19 South Main Street, Lexington, Virginia 24450
ravnrst@rockbridge.net 540.463.3205

JOB #: 852 DATE: 03/9/2021 PAGE 2

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA



PERSPECTIVE VIEW WITH 20' X 30' TENT IN PLACE



AERIAL PERSPECTIVE VIEW WITHOUT TENT



H. E. RAVENHORST, AIA
ARCHITECT

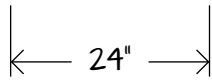
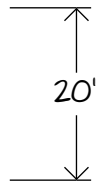
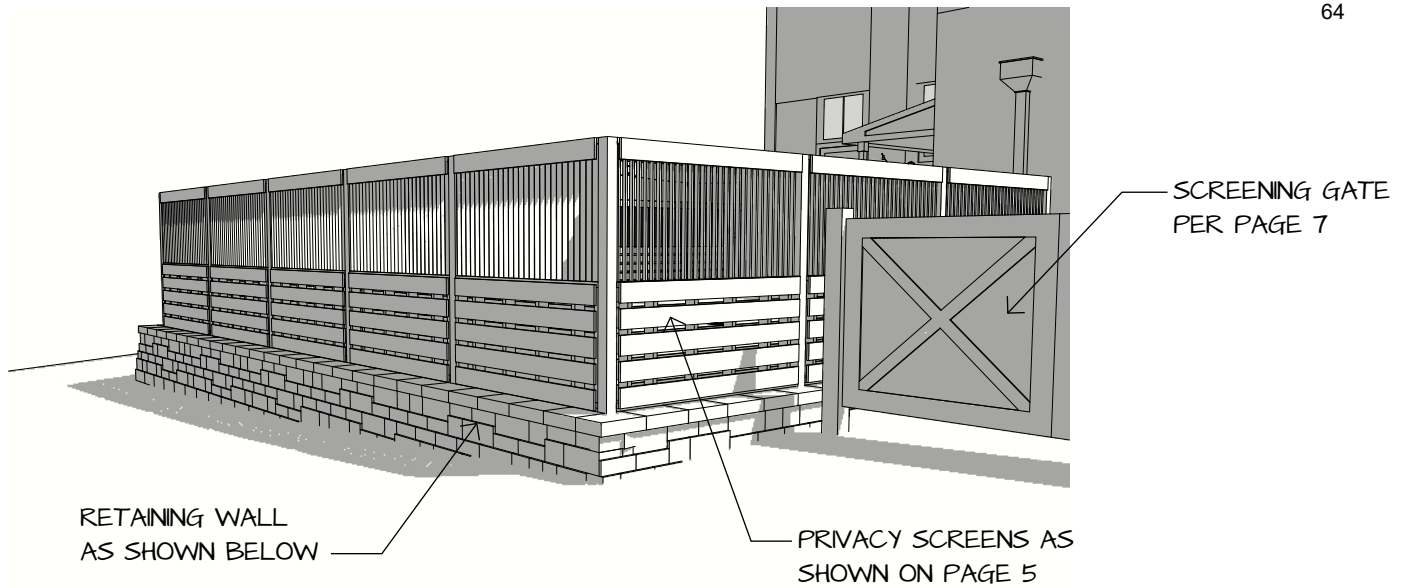
19 South Main Street, Lexington, Virginia 24450
ravnhrst@rockbridge.net 540.463.3205

JOB #: 852

DATE: 03/9/2021

PAGE 3

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA



VERSA-LOK MOSAIC RETAINING WALL SYSTEM
 SHOWN: WEATHERED SERIES COMPOSED OF THREE COLORS: CHESTNUT, HICKORY, AND WALNUT BLENDS.



SHOWN: 8" X 8" CHESTNUT BLEND

VERSA-LOK WEATHERED ESTATE PAVING STONE



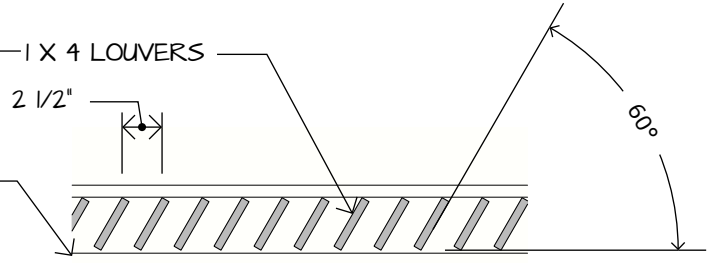
H. E. RAVENHORST, AIA
ARCHITECT

19 South Main Street, Lexington, Virginia 24450
 ravnhorst@rockbridge.net 540.463.3205

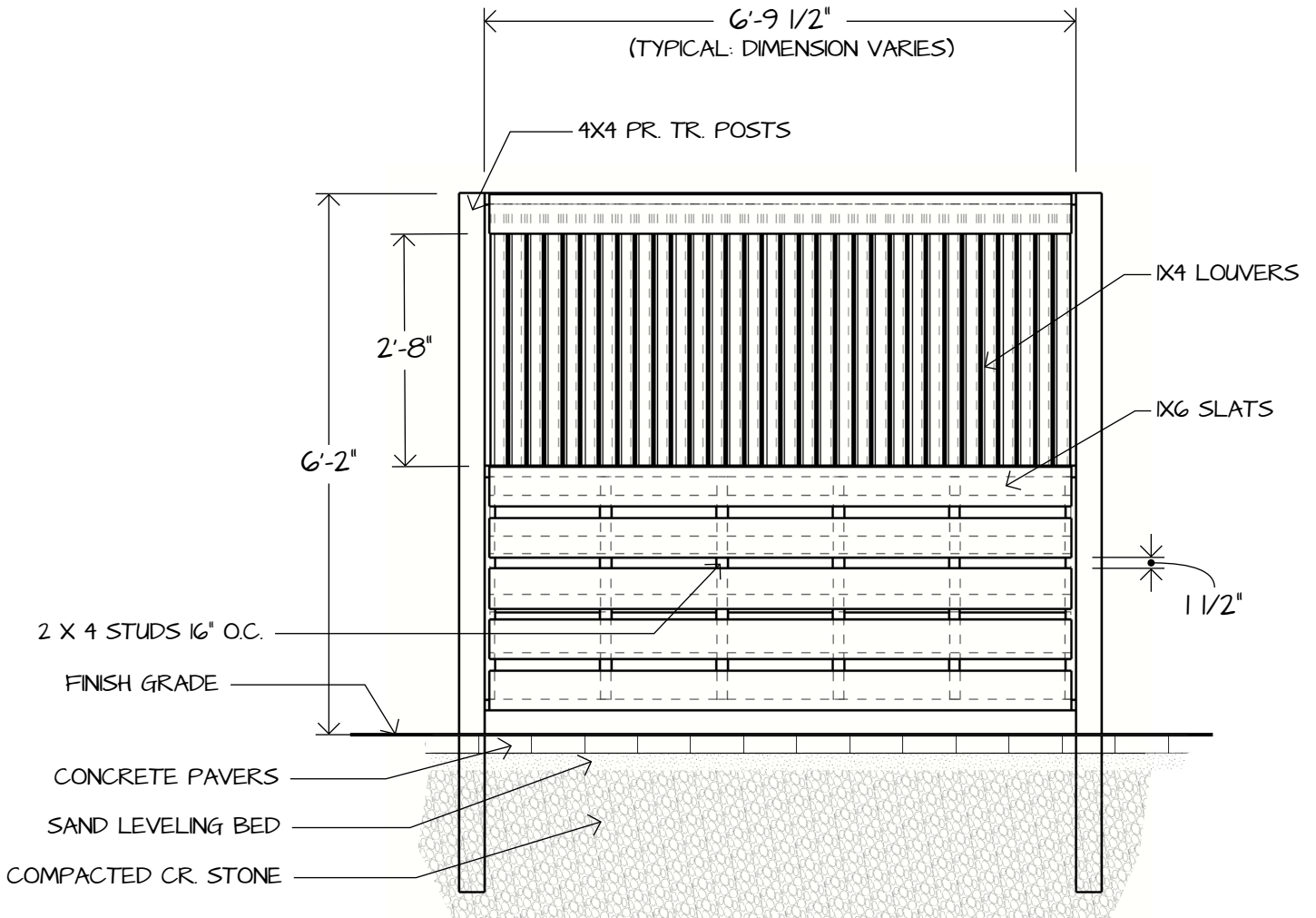
JOB #: 852	DATE: 03/9/2021	PAGE 4
PROPOSED BACKLOT IMPROVEMENTS: SOUTHERN INN RESTAURANT 37 SOUTH MAIN STREET LEXINGTON, VIRGINIA		



PERSPECTIVE VIEW: PRIVACY SCREEN
(NO SCALE)



PARTIAL PLAN SECTION: PRIVACY SCREEN
SCALE: 1" = 1'-0"



ELEVATION: TYPICAL PRIVACY SCREEN SCALE: 1/2" = 1'-0"



H. E. RAVENHORST, AIA
ARCHITECT

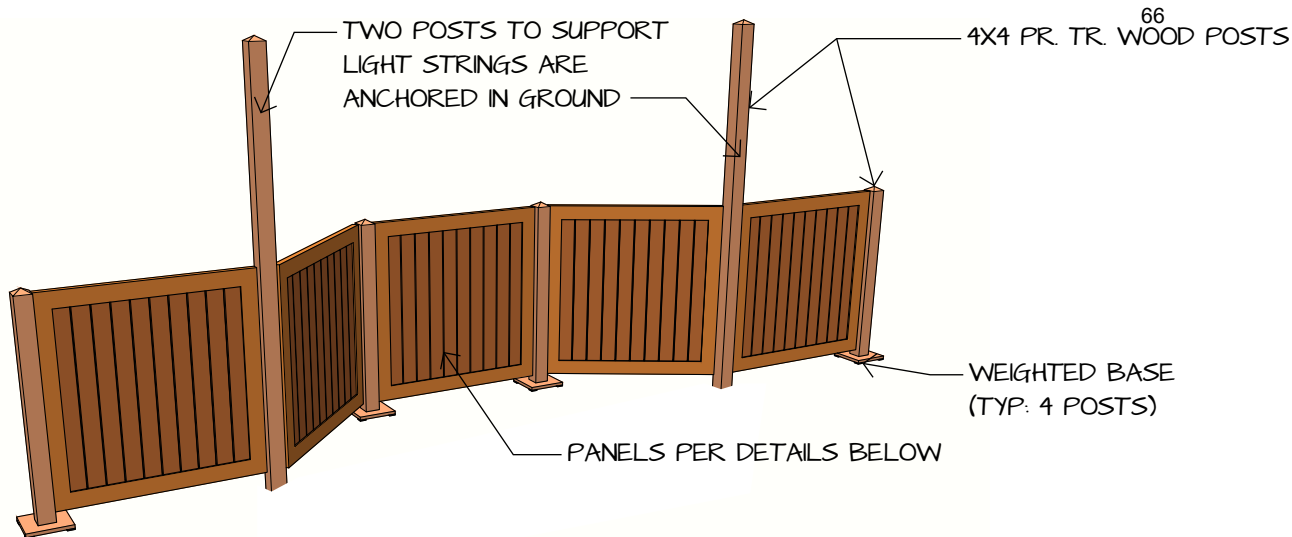
19 South Main Street, Lexington, Virginia 24450
ravnhrst@rockbridge.net 540.463.3205

JOB #: 852

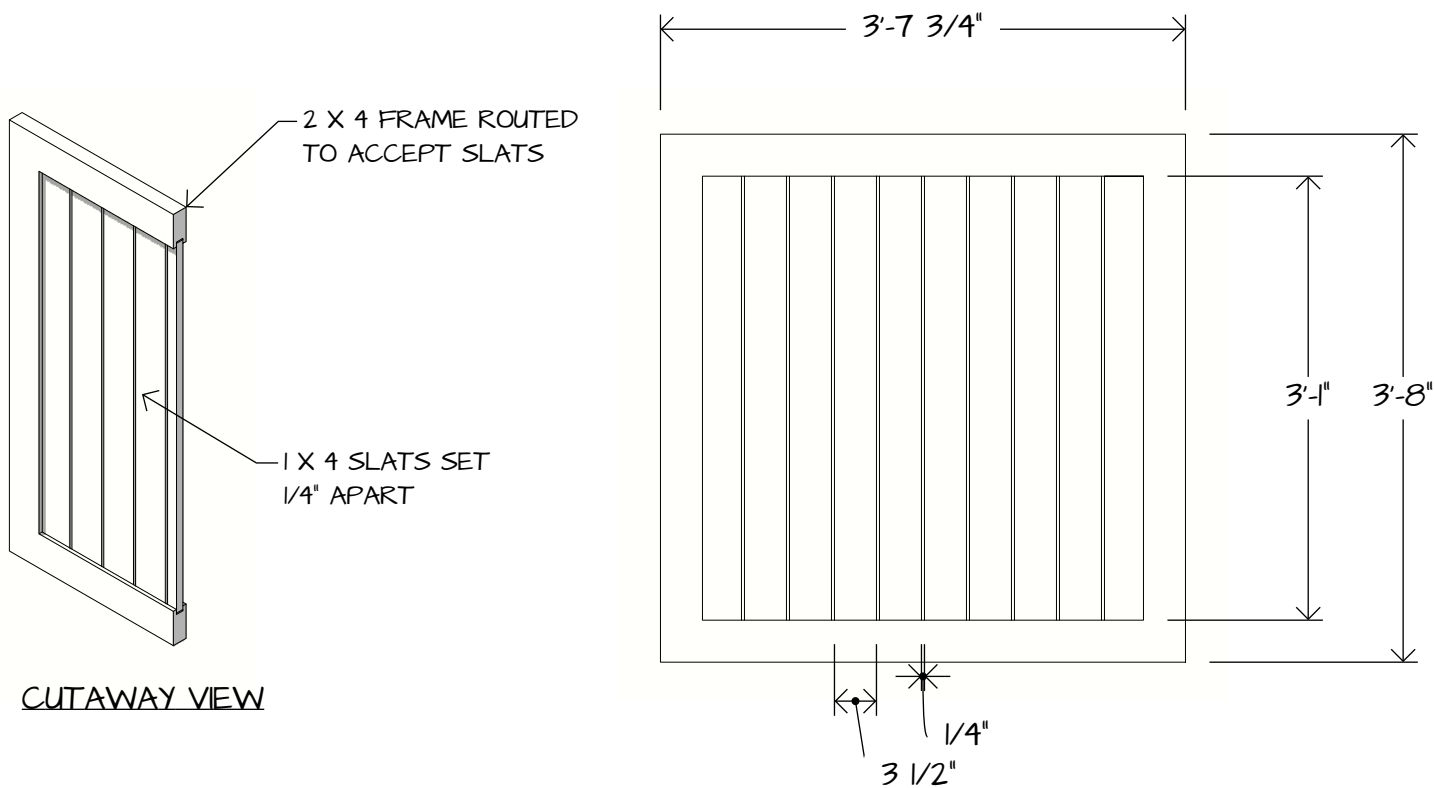
DATE: 03/9/2021

PAGE 5

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA



PERSPECTIVE VIEW: UTILITY SCREEN ASSEMBLY NO SCALE



ELEVATION: UTILITY SCREEN PANEL SCALE: 3/4" = 1'-0"



H. E. RAVENHORST, AIA
ARCHITECT

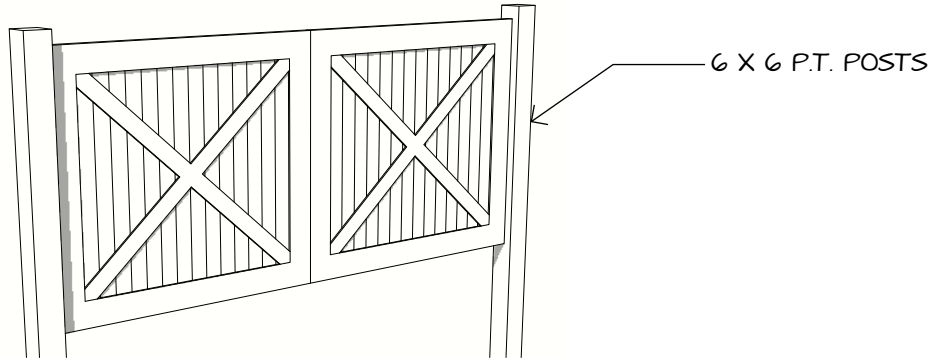
19 South Main Street, Lexington, Virginia 24450
ravnhrst@rockbridge.net 540.463.3205

JOB #: 852

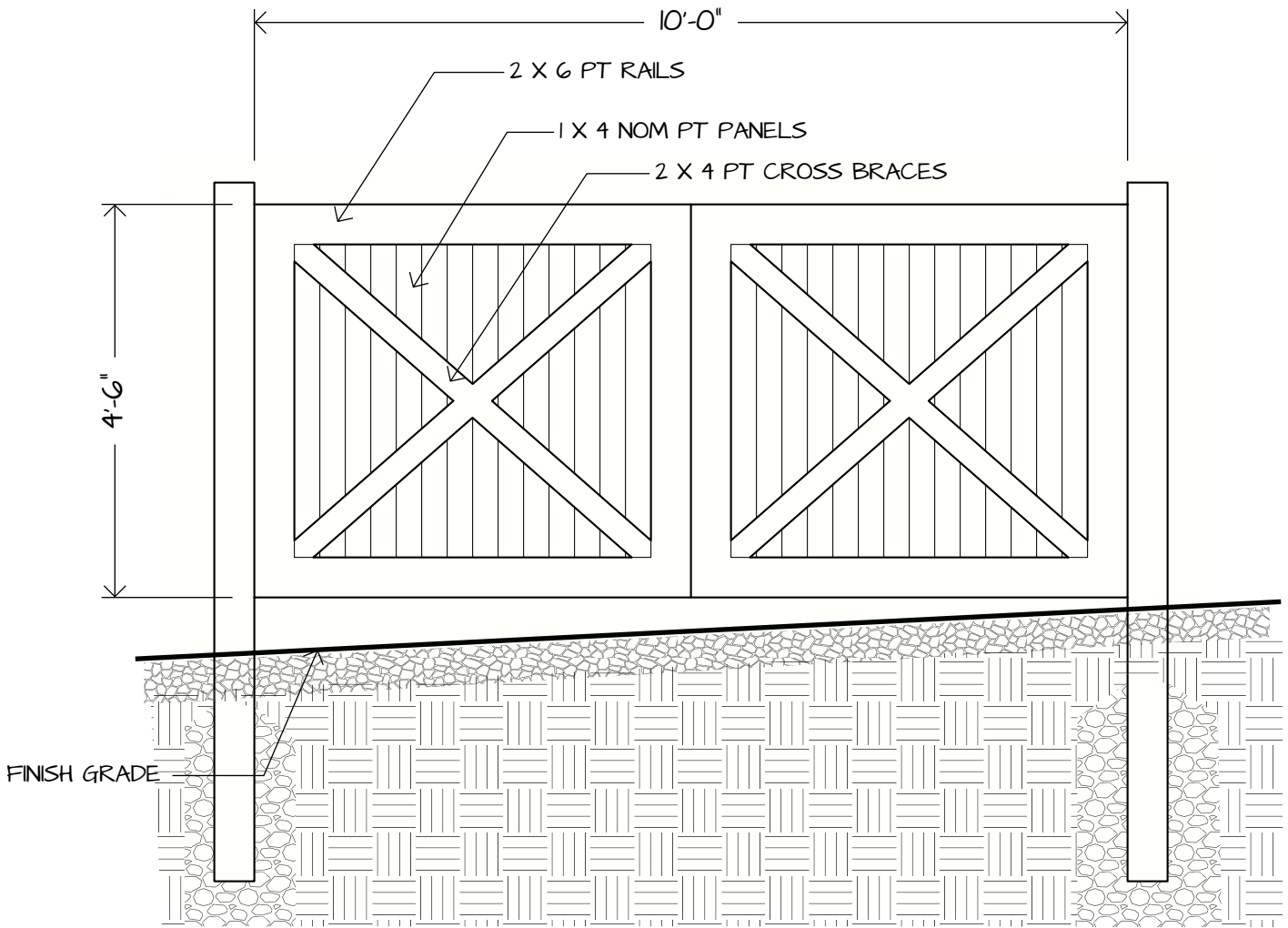
DATE: 03/9/2021

PAGE 6

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA



PERSPECTIVE VIEW: DUMPSTER SCREENING GATE NO SCALE



ELEVATION: DUMPSTER SCREENING GATE SCALE: 1/2" = 1'-0



H. E. RAVENHORST, AIA
ARCHITECT

19 South Main Street, Lexington, Virginia 24450
ravnhrst@rockbridge.net 540.463.3205

JOB #: 852

DATE: 03/9/2021

PAGE 7

PROPOSED BACKLOT IMPROVEMENTS:
SOUTHERN INN RESTAURANT
37 SOUTH MAIN STREET
LEXINGTON, VIRGINIA