TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES

Thursday, August 1, 2024
PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, August 1, 2024, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Town Clerk North called the roll.

PRESENT: Tim Clites, Chair
Punkin Lee, Vice Chair
William Anderson
Virginia Jenkins
Margaret Littleton
Cindy C. Pearson, Council Representative

STAFF: William M. Moore, Deputy Town Manager
Rhonda S. North, MMC, Town Clerk

ABSENT: Linda Wright

Approval of Minutes

Chair Clites moved, seconded by Councilmember Pearson, that the Historic District Review Committee approve the July 2, 2024 Regular Meeting Minutes as submitted.

Vote: Yes – Committee Members Anderson, and Jenkins, and Councilmember Pearson
No – N/A
Abstain – Committee Members Lee and Littleton
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

New Business

COA 24-16: Rear Deck Replacement – 207 E. Washington Street – Douglas Watts

Deputy Town Manager Moore reported that the request was to remove and replace an existing deck on the rear of the building. He noted that it would be in the same dimensions; however, the proposal was to use composite decking, in the color Driftwood, and a black aluminum railing, as opposed to a wood deck and railing.

In response to inquiries from the Committee, Douglas Watts, the contractor for the project, advised that the lattice would be a 1”x6” with a cedar wood grain so it would look cleaner. He further advised that he would paint it to match the trim on the deck. Mr. Watts noted that the railing would be aluminum, with a four-inch spacing, and would match the railings on the houses on either side of this one. He advised that the new deck frame would be wood and would consist of pressure treated 2”x8” boards for the joist and doubled 2”x10” bands around the outside. Mr. Watts noted that it would be the exact footprint of the

current deck. He advised that the band would be a composite material to match the Driftwood decking and would be around the outside edge of the deck, with the underpinning being painted to match. Mr. Watts opined that the aluminum railing would last longer and noted that wood would require a lot of maintenance and would eventually splinter. In response to an inquiry as to whether the lattice would be painted white, Mr. Watts reiterated that he would use 1"x6" underpinning that would be painted to match the deck.

The Committee opined that the deck would look better without the lattice, as it would look cleaner and neater.

Councilmember Pearson cautioned the property owner, Childs Burden, that the decking material would hold water and freeze in the winter. She advised that it would be slippery.

In response to an inquiry from the Committee, Mr. Watts confirmed the 4"x4" posts would be part of the manufactured system.

The Committee noted that in the past, they saw cut sheets for something like that. They suggested the need to see it for this application as well in order to be consistent.

Chair Clites clarified that the band would be the same material and color as the decking material and the trim would be a grayish-green color. He noted that given the location of the deck and the fact that it was completely new, the Committee should not look for it to match a historic element of the building. Mr. Clites suggested that someone review the rail cut sheet so the applicant would not have to return in a month.

After some discussion, the Committee agreed the cut sheet should be submitted to Deputy Town Manager Moore for a review by him and Committee Member Jenkins.

Vice Chair Lee moved, seconded by Committee Member Littleton, that the Historic District Review Committee approve COA 24-16, a request of Douglas Watts for a rear deck replacement at 207 E. Washington Street, with the cut sheet on the railing to be submitted to Deputy Town Manager Moore for approval.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, and Littleton and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

COA 24-15: Exterior Paint Changes – 16 W. Marshall Street – Aleco Bravo-Greenberg

Deputy Town Manager Moore reported that this application was a retroactive one for some paint changes the applicant made to his property. He displayed photographs of the house prior to it being repainted, which showed the house body to be yellow and the trim to be green. Mr. Moore reported that the applicant painted the body of the house a muted beige color and the trim white. He noted that there was also a gray accent color on the side door that faced Pendleton Street.

Aleco Bravo-Greenberg, the applicant, advised that he owned the house across the street from this one and noted that the colors matched that house.

The members of the Committee advised that the paint colors were a nice improvement.

Councilmember Pearson asked that in the future, Mr. Bravo-Greenberg appear before the Committee before making changes.

Chair Clites moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA 24-15 as submitted.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, and Littleton and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

COA 24-17: Removal of Chimney – 115 W. Washington Street – Piedmont Steakhouse

Deputy Town Manager Moore noted that the agenda materials included the application, photographs, and an inspection report. He advised that the chimney was located on the annex portion of the building and noted that the request was to remove it. Mr. Moore advised that the original plan was to save the exterior portion of the chimney; however, that presented logistical challenges in that it would need to be braced once the interior portion was removed. He advised that the request was to remove it entirely. Mr. Moore noted that the Historic District Guidelines spoke to retaining historic chimneys; however, the question was whether the Committee felt this was an historic chimney. He reported that the annex was a contributing structure to the Historic District; however, the main building was a non-contributing structure. Mr. Moore advised that in this case, the chimney was less prominent and suggested the Committee may feel it was de minimis to the point where the guidelines would not necessarily apply.

Nikki Shugars, the applicant, confirmed that Mr. Moore's explanation was accurate.

The Committee advised that they felt the chimney was not a prominent feature of the building; therefore, they had no problem with its removal.

In response to an inquiry from the Committee, Ms. Shugars confirmed they would either paint the portion of the roof that did not match the rest of it or would repaint the entire roof the original color. She advised that this decision had not yet been made.

Chair Clites summarized that there were historic chimneys in Middleburg that were worth keeping; however, in this case, it was difficult to see the chimney. He noted that supporting documents from the engineer and the photographs helped to support the Committee's comfort level with its removal. Mr. Clites thanked the applicant for providing that information.

Committee Member Jenkins moved, seconded by Committee Member Anderson, that the Historic District Review Committee approve COA 24-17, a request of Nikki Shugars for the removal of a chimney at 115 West Washington Street – Piedmont Steakhouse.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, and Littleton and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

COA 24-18: Projecting Sign – 12 N. Madison Street – Middleburg Museum

Deputy Town Manager Moore reported that the Middleburg Museum was moving back into the Pink Box and needed a sign that was to scale with the building. He further reported that the proposed sign met the requirements of the sign ordinance with regard to size and those types of things. Mr. Moore advised that it would be the same materials as Quail Run Signs used for most of the signs in Middleburg.

In response to inquiries from the Committee, Jennifer Long, the representative for the museum, confirmed there would be something below the sign that would keep people from hitting their heads on it. She advised that the proposed sign was a little deeper than the one it was replacing; however, it was not wider. Ms. Long confirmed the letters and logo would be carved into the sign and then painted. She advised that the black border would also be painted.

The Committee agreed they liked the sign as presented.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 24-18 as presented.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, and Littleton and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

COA 24-19 (S 24-06): Freestanding Sign – 19 W. Federal Street – Balloon Designs by Beth

Deputy Town Manager Moore reported that a new bracket and the sign would be attached to an existing signpost. He advised that while the Town did not normally allow balloons to be attached to a sign, in this case, this was a balloon business. Mr. Moore opined that what was proposed was an inventive way of replicating balloons. He reminded the Committee that the Historic District Guidelines suggest sign colors be limited to three; however, in this case, the application was a unique one. Mr. Moore advised that Quail Run Signs was proposing to paint the text portion of the sign and to use mirrored colored acrylics for the replication of the balloon design. He noted that this was not something the Committee had reviewed in the past and advised that it was sympathetic to this type of business.

John Ralph, of Quail Run Signs, advised that the design was originally proposed to be three-dimensional; however, it had to be reduced due to the cost. He noted that he found acrylics that shine from the back to give them depth and texture and advised that the plan was to laser them out and stack them. Mr. Ralph reported that the strings would be wires. He opined that while this was a modern design, it was invocative of the old signs.

The Committee opined that the design was very appropriate for the type of business it represented.

In response to an inquiry regarding the pole, Mr. Ralph confirmed it was an 8”x8” post that was unpainted. He further confirmed that it was an existing pole.

The Committee expressed concern that it looked like a utility pole. They suggested it be painted or stained. They further suggested the bracket be simplified.

Mr. Ralph agreed that simplifying the bracket would make the sign stand out more. He opined that this would not upset the customer. In response to a comment from Deputy Town Manager Moore about the need for a cut sheet, Mr. Ralph confirmed they made simple bars with or without a diagonal bracket.

Chair Clites suggested it be a quiet bracket, with no angles, that was bolted onto a plate. He asked Mr. Ralph to send a picture of it to Deputy Town Manager Moore.

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 24-19 (S 24-06), a request of Beth Maggar for a freestanding sign at 19 West Federal Street – Balloon Designs by Beth – with the provision that the bracket be a straight bar rather than a curly one and that the post be painted or stained with a solid stain.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, and Littleton and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Member Wright
(Chair Clites only votes in the case of a tie.)

Discussion Items

Pre-Application Discussion – Exterior Alternations – 204 E. Washington Street

Deputy Town Manager Moore reminded the Committee that they held a discussion of this item with the architect last month, as the application was not ready for action because a number of items, including details and cut sheets, were not included. He reported that some of those items had been submitted; however, the staff was unable to give a full analysis of the application given the timing of the submission. Mr. Moore reminded the Committee that there were also some zoning-related matters that needed to be addressed before a final approval could be granted. He noted that the property owners, Dr. and Mrs. Moore, were present. Mr. Moore advised that it appeared they had a path for resolving the zoning issues. He reiterated that he had not yet analyzed the information that had been submitted and suggested the architect walk the Committee through it. Mr. Moore explained that he wanted to give the applicant the ability to present their materials to the Committee, particularly since the property owners were in town. He reiterated that the application was not ready for action and suggested the Committee discuss the additional materials that were provided.

Chair Clites noted that the HDRC could not assist with the zoning issues, as that was not a part of their purview. He explained that it only looked at the historic character of the building, including the aesthetics and details. Mr. Clites noted that this particular building was one of the gems in Middleburg and advised that the Committee was excited it would become an active building on the main street again.

Claire Dickey, the architect, appeared before the Committee representing the application. She opined that the updates to the application were not substantive in nature, as they didn't change the design of what they wanted to do to the exterior. Ms. Dickey reminded the Committee that the goal was not to change the character of the building and advised that it was important to Dr. and Mrs. Moore that it retain all of its historic charm and character. She noted that the only major change to the exterior was to the newest wing in the rear, where they were proposing to add a shed dormer in order to gain head height inside the room. Ms. Dickey advised that the only other change was to the door on the western side of the building that faced onto Washington Street, which was currently closed. She reminded the Committee that they would like to reopen it by putting a door, which would complement the front door, in it. Ms. Dickey advised that they would like to install a door that was half glass in order to allow for a visual connection to the street. She reminded the Committee that last month, the application was lacking in terms of cut sheets and advised that she updated the submission to capture that information. Ms. Dickey noted that she also supplemented the narrative she previously submitted.

Chair Clites questioned whether the roof was a snap down one. He further questioned whether the door that was shown as a pair of 18"x 72" doors was proposed to be installed in the stone building.

Ms. Dickey confirmed those doors would be installed in the stone building. She noted that there were a significant number of doors that led into the courtyard space and advised that they were all a pair of half glass French doors. Ms. Dickey advised that the only doors that did not currently match were the ones in the stone building. She explained that the idea was to mimic the design of the other doors; however, they would be shorter, as the opening was shorter. Ms. Dickey advised that it would not be a functioning door, but rather was intended to bring light into the space. She noted that they were trying to be sympathetic to the architecture of the building and to bring a more refined aesthetic to the stone building. Ms. Dickey opined that what she proposed was in keeping with the character of the rest of the openings in that space. In response to an inquiry from the Committee, she confirmed the muntins would be white and the spacer bar in between the simulated divided light windows would be black, as opposed to stainless steel.

Chair Clites advised that as to the door, it wouldn't bother him to see something with even more glass. He noted the challenges that could be presented with two small eighteen-inch doors and advised that they could contain a lot of wood.

Ms. Dickey advised that the opening was larger than the other doors in the back. She further advised that she wanted to set the frame inside the opening due to the depth of the stone. Ms. Dickey explained that the trim work reduced the size of the opening so it would be in keeping with the remainder of the door openings. She advised that she was happy to look at bringing the glass down further in order to bring more light into the space. In response to a comment from the Committee, Ms. Dickey confirmed the Marvin spec sheet was for the doors that would replace the French doors in the back wing. She advised that they were intended to look like what she drew in the elevation drawings and noted that they were a custom door that Marvin would create to match her drawing.

Chair Clites advised that the doors would look great and bring a nice attention to the detail.

In response to inquiries from the Committee, Ms. Dickey confirmed the proposed lantern would be an electric one that would be custom-made to conceal the luminary to meet Middleburg's outdoor lighting regulations. She confirmed the luminary would be up in the housing, so the light was casting downward.

The Committee noted the need to see a cut sheet for the light. They expressed appreciation that the appearance of the structure from the side street would remain as it has for many years. The Committee opined that the dormers would make a vast improvement and would allow that addition to settle in with the rest of the house. They opined that the changes would bring the house back to what it should be.

Councilmember Pearson noted that she also served on the Streetscape Committee. She further noted the grass that had been proposed for the landscaping and advised that it was a non-native species that was toxic to animals. Ms. Pearson suggested Ms. Dickey revisit that selection.

In response to a request from Ms. Dickey for a recommended replacement grass, Vice Chair Lee advised that there was a list of the Streetscape Committee's recommended landscaping materials on the Town's website.

Chair Clites noted the new dormer and advised that the Committee normally liked to see the rake and eve details. He suggested that one way to do this was to provide a photograph of the existing details on the house that Ms. Dickey was trying to match.

Deputy Town Manager Moore noted that the property owners were pursuing historic tax credits for the project; therefore, there would be an additional level of scrutiny of their plans by the Virginia Department of Historic Resources.

Chair Clites noted that the HDRC's approval of the Certificate of Appropriateness would not mean anything until the zoning issues were resolved.

Deputy Town Manager Moore advised that he would give the Committee some guidance on that and noted that he did not have an exact answer at this time. He opined that there was potentially a path to get to a point where an approval could be granted before all the details were finalized.

September Meeting Quorum

Town Clerk North noted that the County would be holding a community meeting on September 5th regarding the future plans for the development of the Mickie Gordon Park. She advised that that meeting would conflict with the HDRC's meeting.

Deputy Town Manager Moore suggested he send an email to the members with alternative meeting dates.

Asbury Church Project

Town Clerk North reported that there would be a community engagement meeting on September 11th in the Town Hall Council Chambers to help identify the community's desired use(s) for the Asbury Church building. She noted that a survey was also being conducted and advised that paper copies were mailed to Middleburg residents last week and that the electronic version could be accessed via the Town's website. Ms. North advised that those who were interested could also take a virtual tour of the building via a link on the Town's website and encouraged people to do so before they completed the survey.

There being no further business, the meeting was adjourned at 6:34 p.m.

RESPECTFULLY SUBMITTED:

_____ _____

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – August 1, 2024

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video of the meeting that is on the Town's website – www.middleburgva.gov)

Tim Clites: We will bring this meeting to order. This is the August the 1st, 2024 regularly scheduled meeting for the Middleburg Historic District Review Committee. Thanks, everybody, for coming tonight. If the room gets a little hot, just raise your hand and wave to Rhonda. We've got some temporary equipment here in our new town hall. But don't pick on Rhonda. It's not her fault. But anyway, if you get a little warm, just raise your hand and we'll turn that on. First order of business is roll call.

Rhonda North: Chair Clites.

Tim Clites: Present.

Rhonda North: Vice Chair Lee.

Punkin Lee: Here.

Rhonda North: Committee Member Anderson.

Bill Anderson: Here.

Rhonda North: Committee Member Jenkins.

Virginia Jenkins: Here.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Here.

Rhonda North: Committee Member Wright is absent. Council Member Pearson.

Cindy Pearson: Here.

Tim Clites: Thank you. The next. Just a reminder to everyone on the committee, mic's on and off, and we'll try not to talk over each other. I know we did much better in the last meeting. The next item is public comment. If anybody is here that would like to comment to the committee about anything, if you're on the agenda, we'll get to you in the order that you're on the agenda. All right. We haven't ever had any public comments yet, but I still like that part of the meeting because it always goes really well and quick. Approval of the minutes from the July 2nd, 2024 regular meeting. Are there any comments or corrections on the meeting minutes? All right. I move we approve as submitted.

Cindy Pearson: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain?

Punkin Lee: Abstain, wasn't here.

Margaret Littleton: Abstain, wasn't here.

Tim Clites: Thank you. Do you have that, Rhonda?

Rhonda North: Yes, sir.

Tim Clites: Thank you. The next item is action item new business COA 24-15 request of Aleco Bravo-Greenberg for exterior paint changes at 16 West Marshall Street. If you are here for this application, you're welcome to come to the podium and we'll let our staff member, Mr. Moore, walk us through the application.

Will Moore: Mr. Chairman, if it pleases you, I don't believe the applicant is here. So, if we wanted to revisit this toward the end of the meeting and move on to the next item.

Tim Clites: I can certainly do that. Thank you. The next item is COA 24-16 request of Douglas Watts for a rear deck replacement at 207 East Washington Street. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have the report on this. The contractor, Mr. Watts, as well as the property owner are here. Just in brief, the request is to remove an existing deck on the rear of the building at 207 East Washington Street and replace it in the same dimensions. Proposal is to use a composite decking in a colored driftwood, which you have a sample of in the packet. And to use a black aluminum railing as opposed to a wood railing on the deck. That's pretty much all I have to add. But again, the contractor is here if you have any specific questions on his drawing, which is included in the package.

Tim Clites: Thank you. You certainly don't need to be front stage, but you're welcome to come and add any comments.

Douglas Watts: [off mic].

Tim Clites: All right. Thank you. We may have some comments for you if that's all right or questions. Thank you. I don't know which site, Bill, do we want to start on? I'll pause for a minute. And, Bill, when you're ready, we'll start with you and work to the right. While they're looking at it, I'll start with one question. The photo shows lattice underneath the deck at the rear elevation, and it looks like the sketch has intended, is it a one by six vertical plank? Is that what you're. And so actually it would help. This is a public meeting that's watched remotely so if you could come to the podium and state your name and address and then speak with us, that would be great.

Douglas Watts: I'm Douglas Watts, and I'm the contractor to do the proposed work. The lattice is the 1 by 6. It's a wood grain, cedar wood grain, and it looks cleaner. And I put it in there and have about a quarter or 3/8 crack in between so it can breathe. The lattice gets down in time and I was going to paint it you know just like the house, the trim on the deck and match. And it would be a aluminum rail to coat a four inch spacing. And it looks like there's a house on either side of them that has a black railing. And this railing was going to be black on both sides, east and west of them. They had a black railing, a spiral staircase, and we just have like five risers coming up. The step deck is only about four feet off the ground to the top of it. And so, it's just going to be a black railing, the Trex. And that's going to be new wood frame, because the frame that's there now is not worth putting all the money into it without replacing that, it's going to be pressure treated two by eights for joist and double two by ten bands around the outside. And just a step, there's going to be exact same footprint it is now. It's not nothing changing about it other than going with something that will last longer.

Tim Clites: Yeah. Thank you for that clarification that helps. And just one other quick comment. And then I will go to the Committee here. The band will be painted also to match the boards below. So, everything we see will be painted?

Douglas Watts: Well, they make a band that matches the driftwood. And I'll put it around the outside edge. And then the underpinning will be painted to match.

Tim Clites: All right. Thanks for clarifying that. Bill, do you have any initial questions or comments?

Bill Anderson: Just briefly, I'm just curious why are we going with the metal railing when the all the framing is wood. It's wood now, what was the reason, just to change it all to metal?

Douglas Watts: I'm hard of hearing. I'm sorry.

Bill Anderson: What was the reason changing all the railings from wood to aluminum, painted aluminum?

Douglas Watts: It just lasts longer. And there's black railing on both sides of them, on the houses, on both sides. Wood is, you know, it's a lot of maintenance to it and upkeep and gets splinters sticking up and rough. And the metal rail was just about lifetime. It lasts longer, it looks cleaner, has a better appearance.

Bill Anderson: And the lattice was going to be painted white like the house.

Douglas Watts: We're going to use one by six underpinning, running up and down. And it's going to be painted to match the deck. I mean, it could be painted white, but it's latticed there now, and it's you know, it just it just time really it don't hold up very well. And this one y six running [inaudible] with about 3/8 gap all the way around. It's a lot cleaner. And it's like I said, a cedar wood grain to it. It won't rot.

Bill Anderson: Okay. Thank you.

Douglas Watts: Thank you.

Tim Clites: Margaret.

Margaret Littleton: I like it, I think it looks great and will look great. And the Burton's have impeccable taste, so I give them credit for wanting the right thing.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think it's going to be a nice improvement without the lattice. It'll look cleaner, neater, longer. And the railings fine with me, so thank you.

Tim Clites: Thank you, Punkin. Virginia.

Virginia Jenkins: I agree with the two previous comments. I think it's going to be a cleaner look.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I don't have any comment about the building of it. Just want to give my warning, is that deck material you're using it's going to hold water, and it's going to be slippery when it's freezing. Just watch your step. Don't go up there and fall. Been there, done that. [laughter] Mine's very similar.

Tim Clites: Thank you. I have one other question on the drawing. The 4x4 posts that are part of the rail system. Are they aluminum like the rail? Are they made by a certain manufacturer?

Douglas Watts: They were going to be a 4x4 post [off mic]. And that's the raven black suede with the black [off mic].

Tim Clites: Right. It's all part of a manufactured system.

Douglas Watts: Right.

Tim Clites: Okay. Does anybody in the Committee feel the need to see a cut sheet on that? Occasionally we do.

Bill Anderson: We have in the past had some cut sheets of that, to be consistent.

Tim Clites: Right. Yeah, that's why I'm asking. Because. And I want to look and just read the notes, I guess, without the cut sheet. It doesn't. It lists the material. I have one other question for the Committee. The driftwood deck material, does everyone understand that the band that we're talking about that the gentleman mentioned was of the same material is the board or the face that's underneath the deck? And that would be at that same driftwood gray. And then the trim color, which I think from the pictures is kind of a grayish green, would be below that. So, does everyone kind of visualize that correctly? And I'll suggest for the Committee given the location of this work and the fact that it's a completely new deck, and we're not looking to match a historic element on this building that if the committee agreed, perhaps someone could be designated to review the cut sheet of the rail so that we don't have to come back in a month. I mean, I'm envisioning this TimberTech company makes a rail and there's a few other. There's it's not like there's a world of option there. If the committee is not comfortable with that, we can ask for that cut sheet next month. I'm just posing that as a question.

Cindy Pearson: Maybe Will could be that person that would view it the sheet, cut sheet.

Tim Clites: And if you want someone from the Committee to weigh in for you, Will I'm happy to I think in our motion we can designate that person. And that would be okay with you?

Will Moore: I'm fine with that.

Tim Clites: Okay. Thank you. Any comment, Virginia?

Virginia Jenkins: [inaudible] what?

Tim Clites: To be the designated person. Yeah. You could just check in with Will when they submit the cut sheet for the product and confirm that it, you know. [multiple speakers].

Virginia Jenkins: All I have to do is look at the picture?

Tim Clites: Or you can designate someone else to do it.

Virginia Jenkins: No, I'm happy to do it.

Tim Clites: Okay.

Virginia Jenkins: But I can just bring it any time to Will?

Tim Clites: Yeah. Actually, I think the applicant will send the cut sheet to Will.

Virginia Jenkins: Oh, and then I'll come look at it. Okay. Perfect. I'm happy to do it.

Tim Clites: Now we got the whole system organized. Is the rest of the Committee comfortable with that?

Punkin Lee: Yes.

Tim Clites: Okay, so I'll entertain a motion unless there's need for further discussion.

Punkin Lee: I move, we approve COA 24-16 request of Douglas Watts for rear deck replacement at 207 East Washington Street, and a cut sheet on the railing will be submitted to Will for approval.

Douglas Watts: I have pictures on [off mic]

Tim Clites: Certainly, fine to that or just send them to Will. It won't. It shouldn't hold you up the process at all. Unless the committee would like to see the pictures on the phone, I think. Yeah, that's fine. Just submit them to Will. And that way he has them for his record, which is important. And then he can confer with Virginia.

Douglas Watts: Okay. Thank you.

Tim Clites: You're certainly welcome. Do I have a second on that motion?

Margaret Littleton: I did.

Tim Clites: I have a second. Thank you. All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thank you, thank you.

Douglas Watts: Thank you.

Tim Clites: Next item.

Will Moore: Mr. Chairman the applicant for the first item is here now, if you want to circle back.

Tim Clites: Perfect. Well, we'll go back to the first item then, which is COA 24-15 request of Aleco Bravo-Greenberg for exterior paint changes at 16 West Marshall Street. You're welcome to come to the podium. We'll let the staff walk us through the application. And then when they're done, you can state your name and address and add anything you'd like to add.

Will Moore: Thank you, Mr. Chairman. So, this is a request for approval retroactively for some changes that were made at Mr. Bravo, Greenberg's property just right next door here. He outlines in his narrative a number of improvements that were made to the property. But it's only the repainting that requires the approval of this committee. We do commend him for all the other improvements as well, though. So, in essence the house was repainted. You see on screen here the kind of preexisting condition, it was more of a yellowish color on the body of the home with green trim, and it was repainted to a custom color. We're unable to provide a color chip because it was a custom color not chosen off of a card, but it's more of a muted beige color. All the trim that was previously green was repainted white, and then kind of one access color on just the side door facing Pendleton Street was repainted to a gray, which is included in your packet.

Tim Clites: Thank you. Anything to add?

Aleco Bravo-Greenberg: Pretty simple. Got this house right here, right next door. And you got the house right across the street, which I also own. So, I ended up matching the color here to match that house. Exactly.

Tim Clites: Awesome. Thank you.

Aleco Bravo-Greenberg: Which you might not be able to see the actual true tan colors here.

Tim Clites: Yeah.

Aleco Bravo-Greenberg: That's it.

Tim Clites: I drove by it on the way in. Probably everyone else did too. So yeah. Thank you. Okay, Bill.

Bill Anderson: I don't see any problem with this at all.

Tim Clites: Thank you. Margaret. Thank you. Punkin.

Punkin Lee: I think the color is a very nice improvement.

Aleco Bravo-Greenberg: Thank you.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: I'm fine with it.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Yes, it looks good. Just want to remind that, you know, to come to us before you do it, next time would be nice. Thank you.

Aleco Bravo-Greenberg: Yes. So, I am learning.

Tim Clites: Thank you.

Aleco Bravo-Greenberg: Tim, nice to see you.

Tim Clites: Yeah. Thank you, Cindy, for adding that. That is, you made some great choices. So, we're always tasked with treating something that's been done as if it hasn't been done when we look at it. And I think if you were here asking or requesting this, you'd get the same response that you got. I think it really looks nice as well. So, with that said, I move that we approve COA and get back to that number.

Will Moore: 24-15.

Tim Clites: 24-15 as submitted.

Virginia Jenkins: Second.

Tim Clites: Virginia's second. All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Thank you. Motion passes. Thank you.

Aleco Bravo-Greenberg: Good evening, everybody. Nice to see everybody.

Tim Clites: Appreciate it.

Aleco Bravo-Greenberg: Thank you.

Tim Clites: All right. Now we're going to go to COA 24-17 request of Nikki Shugars for removal of a chimney at 115 West Washington street, the Piedmont Steak house. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have the report and photographs, as well as a structural inspection report on the request. Essentially, this is at the former Fun Shop building soon to be Piedmont Steakhouse. And specifically, it's on the annex portion as it's referred to in our survey, which is the smaller portion that used to be Mr. Allen's photography studio. And specifically, the request is to remove the chimney. So, there's a lot of information included within the packet about the condition of the chimney interior to the building. The original plan, as I understand was to try to save the exterior portion but evidently there's the it presents a lot of logistical challenges to try to brace it while removing the interior portion. So, the request was revised to remove the chimney entirely. We do have some guidelines within our historic district guidelines regarding historic chimneys which essentially speaks to retaining them. The question becomes whether or not this specific chimney you would deem historic or not. It's kind of it's a judgment call. The annex portion of the property is a contributing structure in the district, as opposed to the main portion of the building, which is designated as noncontributing. But unlike many other chimneys in Middleburg, which oftentimes may be much more prominent, this is a little less so. So, it's really a judgment call as to whether or not you would consider this a historic chimney, and whether or not you would apply that guideline to retain or whether you deemed it de minimis to the point where that guideline would not necessarily apply. So again, we try to make the guidelines somewhat objective, but there's always a degree of subjectivity. And specifically in this case I think so.

Tim Clites: Thank you, Mr. Moore, that's a very helpful recap, both of our guidelines and the application. Hello.

Nikki Shugars: Hi.

Tim Clites: Your name and address for the record.

Nikki Shugars: Nikki Shugars. It's going to be 115 West Washington Street.

Tim Clites: Welcome.

Nikki Shugars: Thank you.

Tim Clites: Anything you'd like to add?

Nikki Shugars: No. He is correct. We were originally going to try to keep the exterior of the chimney, but after speaking to quite a few people, the places that need to be braced in order to do it are not structurally sound, that they're worried it's just going to completely fall apart and collapse once we do so.

Tim Clites: Understood. Thank you.

Tim Clites: Yeah. Bill.

Bill Anderson: Hi.

Nikki Shugars: Hi.

Bill Anderson: And I never even noticed this chimney on this particular building. Middleburg has so many wonderful chimneys as part of the buildings around town, as you, I'm sure, have seen. And I know I understand, it's subjective, but I wouldn't have myself, I don't see a problem in having the chimney taken down since it's really set back off the building, not a significantly element of a facade or anything like that. One question is, are you going to be, as part of the renovation, repainting the entire roof?

Nikki Shugars: I would like to paint the portion that is not matching to match the rest of it or paint the entire roof the original color that it was. We haven't gotten to that yet.

Bill Anderson: Okay.

Tim Clites: Thank you, Bill.

Bill Anderson: Is that clear?

Tim Clites: Yeah, absolutely. Thank you. Margaret.

Margaret Littleton: I agree with Bill. And if I owned it, I would come to this Committee and ask the same question. I don't think it I would definitely take it down. I think you're on the right track.

Nikki Shugars: Thank you.

Tim Clites: Thank you. Thank you. Punkin.

Punkin Lee: I agree it'd be nice if it stayed, but it's as Bill said, he never even noticed it, so.

Nikki Shugars: Yeah.

Punkin Lee: It's not a predominant feature on the building. And with what's underneath of it, I think yes, it needs to move along.

Nikki Shugars: Yeah.

Tim Clites: Thank you, Punkin. Virginia.

Virginia Jenkins: I agree with everybody. I don't think it'll detract from the original building one iota if it's taken down.

Tim Clites: Thank you.

Cindy Pearson: I don't have any comment. Thank you.

Tim Clites: Yeah. And just to recap, we have, like Bill mentioned, chimneys that are worth keeping. And we looked at a few of those a month or two ago that had a prominent location on a structure and had obviously significance that are worth keeping. This is tough to see. I agree with everything that everyone said. And the supporting documents, both from the consulting engineer and the photos actually help us feel comfortable about doing that. You would hopefully appreciate that this committee gets asked a lot of questions that seem like the answer is obvious, and then sometimes it's not. Right.

Nikki Shugars: I can imagine.

Tim Clites: So, having some supporting documents around what can and can't reasonably be done by a consulting engineer, I think also helps us navigate the process. So, thank you for doing that extra work. Is there any? If there's no other comments, I'll pause for a second. I'm happy to entertain a motion.

Virginia Jenkins: I'll make a motion to approve COA 24-17 request of Nikki Shugars for removal of the chimney at 115 West Washington Street Piedmont Steakhouse.

Bill Anderson: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thank you.

Nikki Shugars: Thank you.

Tim Clites: How soon are we opening? Maybe I shouldn't ask that. I didn't ask that question. I'm sorry. It just I drive by, I see the sign my mouth waters. I'm like, when is this going to happen? Now anyway?

Nikki Shugars: [off mic] Yeah. [off mic]

Tim Clites: Soon enough we'll look forward to welcoming you. Next item COA 24-18 request of Jennifer S Long for projecting sign at 12 North Madison Street for the Middleburg Museum. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have the report. I think it's fairly straightforward. The Middleburg Museum will be moving back to the pink box building soon, I think. And they need a new sign to appropriately scale to the building. So, you have the proposal before you. It does meet the requirements of the ordinance as far as sign area, those sorts of things exterior of. Mr. Ralph is here the same material he uses for almost all signs that he uses here in Middleburg. But if you have any questions, I'm sure Ms. Long or Mr. Ralph could answer for you.

Tim Clites: Thank you. Cindy, can we start with you?

Cindy Pearson: Sure. I'm glad to see you all back in the Pink Box. I know you'd like to expand the walls or something, but that'll come one day. And it is okay that people when standing out there because there's a flower bed, right? You don't have to worry about headspace.

Jennifer Long: Right. There'll be something to block that, so they won't run into it.

Cindy Pearson: Thank you.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: I have no questions. I'm sure it'll be great.

Jennifer Long: Thank you.

Virginia Jenkins: I like the original sign anyway.

Jennifer Long: So no, this is what it was always supposed to look like this. Something changed.

Virginia Jenkins: Well and the original design.

Jennifer Long: It goes with it's meant to be reflective of the Pink Box, so that's very exciting for us. Very happy.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think the sign is fine. It looks like. I mean, it is a bit longer, but it's not any larger than the Wooly Fox with the paddle underneath. It appears in the picture. Is that about, right?

Jennifer Long: No, it's a little deeper. Yeah, but it's not any wider. That's right, that's correct.

Punkin Lee: Yeah. No, I think it would be fine.

Jennifer Long: Okay. Great.

Tim Clites: Thank you.

Margaret Littleton: I like it. Thank you.

Jennifer Long: You're welcome.

Tim Clites: Margaret, we're not allowed to say we like it. It's appropriate. I'm just teasing.

Margaret Littleton: What?

Tim Clites: Nothing. Bill.

Bill Anderson: I think the sign is great. It's the graphics, I think, are just terrific.

Jennifer Long: Thank you so much.

Bill Anderson: [multiple speakers] Very much.

Jennifer Long: Thank you.

Bill Anderson: And the colors.

Jennifer Long: I'm wearing one right now.

Bill Anderson: I was just going to say that you're matching. [laughter]

Tim Clites: I like it as well I do. I want to clarify for my own mind. It's carved and painted. Which part's carved?

Jennifer Long: The letters.

Tim Clites: The letters are carved in and then painted?

Jennifer Long: Yes.

Tim Clites: Yeah. And what about the logo? Also carved in and painted?

Jennifer Long: Yes.

Tim Clites: Great. Yeah. That will make it.

Jennifer Long: Has a nice dimension and textural. So yeah.

Tim Clites: The black border around it is painted or and added [multiple speakers]?

Jennifer Long: You know, that's a great question. I think it's painted.

Tim Clites: The time. [multiple speakers]

Jennifer Long: Yes. It's part of [multiple speakers] Yeah.

Tim Clites: Okay.

Jennifer Long: Yeah.

Tim Clites: Thank you. Any other comments from the Committee? I move that we approve COA 24-18 as presented.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstaining? Motion passes. Thank you.

Jennifer Long: Thank you all so much.

Tim Clites: All right. Moving to the next item COA 24-19 S 24-06 request of Beth Maggar, I don't know, I hope I said that right, for a free-standing sign at 19 West Federal Street Balloon Designs by Beth. Mr. Moore.

Will Moore: Thank you. So, this is a new retail shop. I believe this is the space that was the auto parts store at one point in time on Federal Street. There's an existing signpost that a new bracket would be added to in addition to the sign. This is a rather unique application as a balloon business, but we do not allow balloons to be attached to signs here in Middleburg moving elements, with the exception of during the weekend sidewalk sale coming up, so that's fine. But so, it's a rather inventive design to replicate the balloons on here. Typically, we have a guideline that say signs should be limited, not must be, but should be limited to three colors or so. But it's a, I think a unique application here. So, he's using the typical cardinal painted exterior for the text portion of the sign, but then proposing using these mirrored pieces of colored acrylic for the replication of the balloon design. So, something we haven't seen before, but I think it's probably sympathetic to the type of business. It's just a question of whether or not you deem it appropriate.

Tim Clites: Well, thank you for that introduction. Mr. Ralph. [inaudible]

John Ralph: Can I, would you like me to tell you more?

Tim Clites: If you want to? Absolutely.

John Ralph: Sure. The only thing, actually, that sort of got reduced and it got sort of reduced by complexity and budget was we were really going to 3D print the entire balloon cluster. So, it would be as three dimensional, it would be as dimensional as balloons. But it was a bit of a budget killer. So, we found some very neat acrylics that sort of shine from the back to give them some depth and texture, and we were just going to CNC those out, or laser those out and stack them. And then the actual strings would be wires that would be supported. So, although a modern design, sort of evocative of old signs that really represented what you did.

Bill Anderson: Very cool.

Tim Clites: Cindy.

Cindy Pearson: And we'll see how long the wires and the balloons stay up there through storms and snow and things like that. But I think it's the.

John Ralph: The hours after Gold Cup.

Cindy Pearson: Yeah, exactly. Yeah. Yeah. Don't go there. [laughter] But I think it's very appropriate for the business.

Tim Clites: So, I have no other comment. Thank you. Virginia.

Virginia Jenkins: I think it's fun.

Tim Clites: Thank you.

Virginia Jenkins: Supposed to say whether I like it or not. But I do think it's fun.

Tim Clites: It's perfect. I appreciate it. Punkin.

Punkin Lee: I think it's great for the type of business and the colors. Plus, she has no conflicting signs on either side of her, so it definitely should get your attention. So good on her for doing something different.

John Ralph: And any vibrance on Federal Street really does help them.

Punkin Lee: I know it'll be nice.

Tim Clites: Thank you. Margaret.

Margaret Littleton: I think it's very colorful and it's happy, and it's a party. And it's just what? You know exactly what you're going to, what you're going to see. It's well done. Thank you.

Tim Clites: Thank you. Bill.

Bill Anderson: I think it is very creative. And if it does hold up against the wind, that'll be terrific. The one thing I would bring up for us to discuss is it looks like it's attached to a utility pole and an unpainted utility pole.

John Ralph: It's actually just an unpainted, like, eight by eight post.

Tim Clites: The post exists. Is that right?

Bill Anderson: I'm sorry.

John Ralph: Yeah.

Bill Anderson: Where? [off mic]. No, I'm saying it looks like a utility. Looks like a utility. It's a utility pole that was cut off, I think. And I think it would look a lot better if it was painted.

John Ralph: Spiff it up and make it black.

Bill Anderson: Black or even the utility pole next to it that's short and painted gray looks better than the unpainted pole that the sign bracket is attached to. But that's just for our discussion.

Tim Clites: Thank you. It hangs via a wire.

John Ralph: Those are aluminum bars that would come down.

Tim Clites: Aluminum Bars.

John Ralph: Yeah.

Tim Clites: And I certainly don't need to redesign anything. But I do have a question for the committee. I find the sign to be creative. And the question is, does the traditional scroll twisted metal help the creativity of the sign? I think there's another standard bracket that you often use that's a straight bar, and I'm not. I'm just asking the question for people to consider because I love the creativity of the sign. And we're getting ready to do our Annual Countywide Joint Architectural Review Board Awards, and everyone at that committee says, what is Middleburg bringing for signs this year? Right, it's kind of a it's a hallmark of the town. So, this is it makes me happy to see that is. [multiple speakers]

John Ralph: It's also an entire wall of our office. [laughter]

Tim Clites: So that's my only question on the sign. Would that help given the nature of the sign, the material, the curving, and then it's like on the yield scroll feels. But is that it? Would that be an issue, John, that you're aware of?

John Ralph: No.

Tim Clites: How do you feel about that from a design, better or worse, indifferent?

John Ralph: Simplifying the bracket to make the less than simple sign stand out? I don't think it's a bad idea.

Tim Clites: Any comments from the Committee?

John Ralph: It's not going to change the aesthetic or upset the customer in any way, I wouldn't think.

Tim Clites: Well, if there's no further comments, I'll everybody gets a turn making a motion tonight. So, if you haven't had a turn, this might be yours.

Will Moore: If I may, before a motion is made. If there is a change in bracket, do you want to do something similar that you suggested with the cut sheet on the railing earlier, and at least have them submit that to me and have a member of the committee review it before installation, because I'm not envisioning he's used a few different brackets, I think, and I'm not envisioning which one you're suggesting.

Tim Clites: So, to clarify, I'm recalling one that is just a simple bar.

John Ralph: With a diagonal?

Tim Clites: Without a diagonal.

John Ralph: It could be either.

Tim Clites: Without a diagonal.

John Ralph: We make them. So, it could be either.

Tim Clites: Yeah, I think without actually maybe that's what's on. Is that on [multiple speakers].

John Ralph: So, we mean for you. [multiple speakers].

Tim Clites: Yeah, I didn't mean to match our building, but it just dawned on me. [multiple speakers].

John Ralph: I wonder why you like it. [multiple speakers].

Tim Clites: Yeah. You did a plate that you bolted in, which would work. I just think the bracket should be really quiet. So that sign is really the soloist. So just a simple bar, no angle.

John Ralph: Okay.

Tim Clites: And that can be submitted. Send Mr. Moore a picture, please. Thank you. That's fine. Thanks John. Well, I appreciate it. Yeah. Was someone in the middle of a motion?

Margaret Littleton: I make a motion for COA 24-19 S 24-06 request of Beth Maggar for free standing sign at 19 West Federal Street Balloon Designs by Beth with the proviso that it be a straight bar rather than the curlicue.

Tim Clites: And that the post.

Margaret Littleton: And that what?

Tim Clites: Be finished? Do we want the post also be painted?

Margaret Littleton: And that the post should be painted.

John Ralph: Can we say stained?

Tim Clites: Or stained with a heavy stain.

Margaret Littleton: Or stained.

John Ralph: [multiple speakers]. Solid stained.

Margaret Littleton: Right. Exactly.

Tim Clites: Everyone understand the motion? Is there a second?

Punkin Lee: Second.

Tim Clites: There is a second. All those in favor?

Punkin Lee: Aye.

Margaret Littleton: Aye.

Virginia Jenkins: [off mic].

Bill Anderson: [off mic].

Tim Clites: Any opposed? Any abstain?

Cindy Pearson: Aye.

Tim Clites: Motion passes. Thank you. All right. We're now going to go to discussion items. I'm going to pause for just a moment for my colleague. I'm not going to name her, but you're welcome to stay. We have a colleague of mine that's working with us this summer and is in architecture school and just paused to say, this is kind of how this process goes. And the next item is actually an architect and builder, so it might be worth staying for anyway. It's a discussion item pre-application. We looked at this, I believe, just last month, and there's some additional updates that were presented to the town staff and have been forwarded to us. Maybe you all have had some time to look at them, but why don't we go to Mr. Moore and let him walk us down through the updates? And I see the applicant is here as well, and we can discuss the new information.

Will Moore: Right. Thank you, Mr. Chairman. As you recall, you had a discussion with the designer the architect last month it was not yet ready for action as a number of details, specific cut sheets and such were not included. Some of those items have been submitted now, unfortunately, the timing of the application was such that it was received after I departed on vacation and after the submission deadline. So, I was unable to give a full analysis of this. However, as you recall, there were still some zoning matters as well that we would need to work through before a final approval could be given. I met with the property owners Doctor and Mrs. Moore, who are here this evening as well. Earlier this week we think we may be on a path toward resolving some of those issues. I don't really have again my own analysis to give you at this point of the updates, I'm sure Claire, the architect could walk you through some of those. I'm not sure if you've had much time to look those over, as I just got those to you yesterday. But I did want to give them the ability to present to you, to discuss with you. And particularly since the property owners are here in town, just to give you an opportunity to meet them. But again, this would not be primed for action this evening, but we could go into as detailed a discussion on the additional materials that you've received, as detailed as you are prepared for.

Tim Clites: Well, thank you, I think thanks for coming in. I think it's always great to go through as much as we can so that if you come back next month that you see some of these sign applications go quickly. But things that we've seen before when it's time to actually vote goes more quickly too. So welcome. All of you are welcome to come to the podium. You certainly all don't need to. Claire likes to stand up there, at least she did last month. Steve's been here before, but do you all want to walk us through a few of the updates or anything you'd like us specifically to look at? I think that would be helpful if the committee agrees.

Claire Dickey: All right. Good evening.

Tim Clites: I'm sorry. And just to be clear, you probably know this because you've talked to Will. But we can't help with any zoning stuff as much as we think we love to. It's just not part of our purview. So, we're looking at the historic character of the building, the aesthetics, the details, all of which we love, particularly your building, among many others. It's just one of our gems in town. So, we're very excited that you're here and going to be making it an active building on the main street. And I'm sorry Claire to interrupt. Go ahead.

Claire Dickey: No, not at all. As we looked at last month, the updates that we made to our submission are not necessarily substantive in nature. We haven't changed the design of anything that we wanted to do with the exterior. As I had mentioned last month, the goal is not to alter the character of the building. It's very important to Doctor and Mrs. [inaudible] that we retain all of that historic charm and character to the greatest extent possible. The only kind of major change that we are proposing to make to the exterior of the building is on the newest wing on the back, where we are proposing to add a shed dormer there in order to get head height inside that room to be able to occupy the full extent of that room. Otherwise, the only other change we're asking for is that the door on the western side of the building that faces onto Washington Street, which is currently blocked off, we would like to reopen that opening and put a door in it. We're proposing a door that would be complementary to the main front door. But rather than being a solid door, we would like to do a half glass so that there is some visual connection from the street and into the building. And so, what I had lacked last month was to submit the cut sheets for the products that we

were proposing to use, and so I did update the submission to come back and to capture that information and submit those cut sheets for your review. And then I did try to go back and supplement the narrative that I had submitted last time to encapsulate the product data that is also included with those cut sheets.

Tim Clites: Thank you. I'll pause for a minute and then. Well, I don't know if you all have had time to work through this, so maybe instead of going around the room, I'll just pause. And if someone's ready to ask questions, we'll not talk over each other, but we'll kind of when the question comes to mind, we can bring it up. I'll start with a question or two, just to give the committee a little time to look at the package. And, well, maybe I'll ask you to scroll. I have what do I have open? I have, I guess this is the appendix A cut sheets and product data. Very minor detail. Knowing who Steve would likely hire for the roof, the angler, is it the snap down or the I think that the series maybe there's a 1301 that's the kind of crimped version. It'd be the 1301 to match the existing roof. Right.

Bill Anderson: What page are you on? What page on the product [multiple speakers]?

Tim Clites: That is page 10 out of 33.

Bill Anderson: Okay.

Tim Clites: And they show the series is very similar which is called a snap down roof. I'm sorry. What I'm really looking at is the part that most of the rest of this committee would not be excited to see, which is the little profile cut through the panel. They make it with the ribs or flat. Obviously, it would be flat to match. And the difference is that snaps in this series and the series they would use is the crimped, like the other roofs in town, and that matte black is the finish. So, I just wanted to clarify that. And then I'm sorry, but I can't. Tell me about the pair of 18 inch by 72 inch door. Where are they? Is that in the stone building?

Claire Dickey: Yes.

Tim Clites: Okay.

Claire Dickey: The idea was that if you are standing in the courtyard back there and you look at all of the doors and there are a substantial there are significant number of doors that lead back into that courtyard space. They all have a pair of half glass French doors in that opening. And so, when we were thinking about what we would like to do on that little stone building, which is the only one that doesn't match the rest of the doors to bring a level of consistency to those openings. The idea was to kind of mimic that design of the other doors that open onto that courtyard space. And then it's a shorter it would be it's a shorter opening. It's not actually a functional door. The door even that's in there is kind of a fake door. And so, but we wanted to be able to bring some light into that space and have glass. But when we were looking at it originally, just filling the opening with a window proportionally didn't fit the scale of the rest of the openings at the back. And so, it just it didn't really work. And so, this way. We are trying to be sympathetic to the architecture of the building by bringing that kind of pair of doors there. It will bring a more kind of refined aesthetic to this little stone building. But that really, as I was saying before, is in keeping with the character of the rest of the openings that are around the space.

Tim Clites: Thank you for that explanation. Does everyone follow that and understand it?

Bill Anderson: Yes.

Cindy Pearson: On that is that the only place that you're going to have the black muntins in it, or are there other windows also?

Claire Dickey: So, the muntins themselves are white. It's the spacer bars that are between. So it's a simulated divided light window where when you're looking at it from the outside it has the little frames

that kind of divide the light, but between the two panes of glass so that it doesn't. Because when you look at it a little bit from the side with the two panes of glass, you can kind of see through. And so, a lot of times what window manufacturers will do is that those spacer bars are stainless steel. So, they're silver and they are they catch the light, they glare, they kind of detract from the look of having these divided lights. And so, the black spacer just helps to make that a little nicer.

Cindy Pearson: Thank you.

Tim Clites: Thank you. And it's fixed. Did I see that right?

Claire Dickey: Yes.

Tim Clites: This is a total opinion. I certainly don't dislike it, but I have when I looked at that draw.

Claire Dickey: The elevation.

Tim Clites: The elevation with the rest of the elevations, I'm reminded of how doors with the standard style size on a narrow door you end up sometimes, I don't know, you can sometimes feel frustrated by the amount of glass that's there. And so, I'll just say without designing it, that speaking totally for myself because it's a stone piece and the rest of those are in a mix of different materials if you're really after a lot more glass, it wouldn't bother me to see something with more glass. I don't know what that is.

Claire Dickey: Okay.

Tim Clites: But it wouldn't bother me. I don't know what discussions you've been having, but certainly between now and next month, if you said, oh, here's another option. You understand what I'm saying? I'm not saying I dislike it. I'm just like looking at the challenge of these two little 18-inch doors.

Claire Dickey: Sure. And it is.

Tim Clites: It's a lot of wood, right?

Claire Dickey: It's a little bit of a strange size. And this opening is actually larger than the other doors around the back. So what I wanted to do was thought about the ability to make the pair of doors wider to fill the opening, but I wanted to be able to set a frame inside the opening because of the depth of the stone to set the frame kind of within the opening that those doors would sit within. And so, the width of that kind of trim work inside the opening kind of brought the size of that opening down to be more in keeping with the rest of the openings around. So, my original thought had been because all of those half glass doors really kind of create almost a datum around the courtyard that I would hold that line in this opening, and the glass would necessarily get a little bit shorter because the door is not a full height door. I'm happy to go back and look at kind of bringing the glass down and maybe doing instead of a half glass, maybe a two, like just a third which would bring some more light in there or looking at another alternative. But that had been the thought process.

Tim Clites: Yeah, but I'm sorry, I may be confusing. The drawing that's up shows a pair of doors in the stone. I might still be a little confused. That's not the pair of doors, right? The pair of doors under the. I'm looking at the [inaudible]. I was referring to the Marvin specification sheet. Right?

Claire Dickey: So yes, because those doors right there with the pair and the side lights are for the we're replacing the French doors in that back wing.

Tim Clites: Where did the that's the. [multiple speakers] I should have pointed first.

Claire Dickey: And that drawing that.

Tim Clites: I'm sorry Will not those the next pair of doors. [off mic] I'm looking at page 13, where we can see all the doors and zoom into the center unit which is the.

Claire Dickey: And that's the. That is, that's true. So those, doors are intended to be they are intended to look the way that I drew them in the elevation. They're a custom, they're a custom door. And so, Marvin is still creating that to match my drawing.

Tim Clites: Okay. Got it. Your drawing? Yeah. Great. So, I'm sorry I sent you on a wild goose chase. Your drawing looks great. And I'm looking at those, and I'm like, you're going to get frustrated. But yeah, you're waiting for a custom drawing. [multiple speakers]

Claire Dickey: They are custom making enough [multiple speakers] to match.

Tim Clites: Yeah. Thank you. Yeah. That now. Sorry for the confusion to everyone. Will now has open the elevation of what those doors would look like. And yes, they would look great and nice attention to detail. Anybody else have any questions or comments about the package as were reviewed as were presented with it tonight? Bill.

Bill Anderson: First, I have to agree with a lot of what you said. I think you picked up a lot of little items. One other little item I'm curious about is on the product sheet on page 25. That lantern is that a gas lantern maybe being used?

Claire Dickey: They're electric, but they're custom. So, this particular manufacturer they make both gas and electric light fixtures, and they understand the requirements of Middleburg. And they have stated that they can put essentially like a shade inside the glass that will conceal the luminary and that fixture so that we would meet the Middleburg requirements.

Bill Anderson: I guess we'd want to see that cut. [laughter]

Tim Clites: Because the question will be, is it a frosted glass or the luminary is basically up in [multiple speakers]?

Claire Dickey: They would put it up. Yeah.

Tim Clites: It's up in the house so that it's casting down.

Claire Dickey: Yes.

Bill Anderson: Oh, so they moved the light source up. Great. [multiple speakers]

Claire Dickey: Yes. They would put it in. Yes. They said that they would flip it and put it up beside the cap.

Bill Anderson: Where have we seen? We've seen that before.

Tim Clites: Well, we had an owner in town make their own version of that because they couldn't find it. That's all. It's for a different meeting. [multiple speakers]

Bill Anderson: And the last thing, I appreciate that the appearance of the structure will particularly from the street side, although the back garden area is going to be lovely, the street side will remain as it has been for as long as I can remember. And I think that is just terrific. That's what we're hoping for.

Tim Clites: Thank you. Margaret, any observations you'd like to share?

Margaret Littleton: I like very much that you're going to open the door on the street. I think. I used to live there. [laughter] I love that house. It's got a wonderful floor plan. And what I see when your drawings, I think, is looking great. It needs a little perking up and you're going to do it. So, we look forward to it.

Tim Clites: Thank you. Thank you, Margaret. Punkin, you have any comments?

Punkin Lee: I like the dormers added on that back section. I think that'll make a vast improvement on that and kind of settle it in with the rest of the house, rather than just an add on lot. And I'm glad you're opening the door like all the other glass doors. So, thank you.

Claire Dickey: Thank you.

Tim Clites: Thank you, Punkin. Virginia.

Virginia Jenkins: Oh, I like the whole thing so far. I mean, it's bringing the, excuse me it's bringing that house back to what it should be and better.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Are we going to discuss landscaping or anything else, or is this just as far as we're looking right now?

Will Moore: Anything that you wish to discuss at this point? [multiple speakers]

Cindy Pearson: I just have a comment. And believe me, a tree is a tree, and a bush is a bush to me. I am on streetscape, and they have tried drilling things in my head for years. It's kind of going in, but the only one thing that I saw was the grass that you have picked out. The grass that's back there that's one of the non-native plants. And it is a it's toxic to animals.

Claire Dickey: Okay.

Cindy Pearson: So, I don't know if you would revisit that.

Claire Dickey: We would be happy to amend if you have any recommendations of what you would prefer?

Cindy Pearson: Linda, who is not here tonight, unfortunately. She's sick. She and Punkin both, but I think Linda's more of the person who could suggest something for you.

Claire Dickey: Okay. Absolutely.

Cindy Pearson: Yeah. She's a landscaper.

Punkin Lee: There is a whole section of suggested and recommended shrubbery, trees, and everything on the town website.

Claire Dickey: Okay.

Tim Clites: Thank you all for that input. Let's just pause for a minute so that we can be as helpful as possible and maybe Will, you'll need some time to look at this to give the applicant any specific information we might need. I don't see a lot. I mean, I know on a larger addition, we would want either a rake detail and an eve detail or a picture of on matching this part of the house, that's probably the most straightforward way to do, because you only really have the new dormer, right? There's not other rakes or

soffits or it's windows and doors and the new dormer. So, to the extent that you clarified oh, that matches that it's probably enough. I'll speak for myself. I trust your builder would make that work without having to do a bunch of detailing. Is there anything else that comes to mind? Or maybe after your review, you'll pass that on with any additional information needed to the applicant?

Will Moore: There's nothing else coming to mind right away. Yeah, I think it's worth mentioning. It's veering off a little bit that I believe the owners are also pursuing historic tax credits with this project, so there will be an additional level of scrutiny of all of their plans by Department of Historic Resources as well.

Tim Clites: Great. Well, great. That's a great the little, we are in a little bungalow at the other end of town. And we did that process. And honestly, it was a great learning experience. We didn't have a big project, but it. Yeah, it's a nice program. And particularly when you already are in a Historic District and want to keep the character of the building. So, any other comments from anyone? Any questions for us? Thank you.

Claire Dickey: No, I don't think so.

Tim Clites: Yeah. It should go pretty smoothly. Let's say that, it should go pretty smoothly next month. I think if we had anything we were concerned about, we'd be sharing it. So, thank you for getting that in. Sorry the scheduling is out of whack or are we going to review this independent of the zoning? Obviously, our approval doesn't mean anything until the zoning or maybe by next month that's resolved. And you'll just guide us on that. How's that sound?

Will Moore: I'll give you some guidance. I don't have the exact answer at this point, but I think there is potentially a path to get to a point where this can be approved before all of those details are finalized. I think there's a way to get that.

Tim Clites: But so that at least this they're over this particular hurdle or.

Will Moore: Right.

Tim Clites: Yeah. Okay, great. We'll look to see you next month then. Thank you.

Claire Dickey: All right. Thank you.

Tim Clites: Yeah. Thank you all for coming. Welcome to town.

Claire Dickey: Thank you.

Tim Clites: All right. Did we get through everything? How do we do? Two minutes and 47 seconds late. We did the best we could, didn't we Margaret? All right. Next month, Rhonda, anything for us or just a quorum next month? Anything else we need to be aware of?

Rhonda North: Well, I will note your meeting next month, September 5th, is on the same night that the county is going to do their community meeting for the Mickie Gordon Park. I don't know whether that makes a difference to anyone here. But there is going to be a conflict.

Will Moore: We may look at rescheduling based on the importance of that meeting to the community. So rather than answering your availability for that I'll send out some dates tomorrow. And if you could just respond with your availability for those dates, we'll find an alternate date. And Rhonda, if you want to just give them a heads-up about the Asbury survey, that might be of interest to them.

Rhonda North: And that was the next thing I was getting ready to say. On September the 11th, we will be having the community engagement meeting with regard to trying to identify uses for the Asbury Church. We do have a survey that is currently out for those who live within the town limits. You should have gotten paper copies of that. The end of last week. There's also an electronic version of it that can be accessed on our town website. And we are certainly encouraging folks to take that. Also on the website, you have the ability to do a virtual tour of the building. And I think it's very helpful to take that tour before completing the survey. A lot of folks are not familiar with the inside of that building, and I think that would be helpful for them to see it before they comment.

Tim Clites: Great. Thank you. Thank you for sharing that with us. And also, anybody that happens to be listening to the meeting tonight. So awesome. Well, we'll wait for the email from staff to schedule our next meeting. And this one's adjourned.