TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES

Thursday, December 5, 2024
PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, December 5, 2024, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Deputy Town Manager Moore noted that all members were present.

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

STAFF: William M. Moore, Deputy Town Manager

Approval of Minutes

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the November 7, 2024 Regular Meeting Minutes as submitted.

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

New Business

COA 24-26 (S 24-11): Sign Attached to Porch Rail – 116 West Washington Street – Kathryn Knepper - Feminine Pilates & French Instruction

Deputy Town Manager Moore reported that this was a unique application in that it was for a sign that would be attached to a porch rail. He reminded the Committee that this was a unique building and advised that this business was located on one of the upper stories. Mr. Moore noted that the applicant clarified that, if approved, the sign would be centered vertically between the top and bottom rails, as well as horizontally between the column and end of the rail. He explained that the sign would be attached using L-brackets mounted to the rear of the sign and the post.

Kathryn Knepper, the applicant, advised that her father would put up the sign using low visibility brackets affixed to the back of the sign. She further advised that it would be centered; therefore, it would look better than it did in the picture.

It was noted that the sign was approved previously, for a different location; therefore, all the Committee was really looking at was the proposed location.

Committee Members Jenkins and Wright advised that they were fine with the proposed sign.

Vice Chair Lee reminded the members that when the building was constructed, they agreed the signage would be a directory sign. She questioned what would happen if five other businesses wanted to install signs on the railing.

Deputy Town Manager Moore reminded the Committee that under the zoning ordinance, a building was allowed to have a certain allotment of signage; however, this did not necessarily mean it was appropriate to use it up. He noted that the addition of this sign would fill the building's total sign allotment; therefore, if another tenant wanted to erect an additional sign, they could not unless another sign came down.

Committee Member Littleton opined that if she was going to the business, she would not know where she was going. She suggested the sign needed an arrow or something.

Committee Member Anderson opined that the sign looked good. He noted that the directory sign had four blank spaces and questioned whether someone would be able to install a sign in the directory sign if this application was approved.

Deputy Town Manager Moore confirmed the directory sign spaces could still be filled; however, if someone wanted a separate sign from the directory sign, there would be no more room for it.

In response to an inquiry from the Committee, Ms. Knepper advised that she considered putting a plaque on the directory signs in the matching colors. She suggested an arrow would be doable if there was a way to add the floor or suite number. Ms. Knepper advised that the round sign was made for her former space and advised that her landlord would not allow her to put up another sign bracket on the building because it would compete with the existing Americana sign; therefore, they settled on the porch rail sign. She suggested there may be another option and advised that she was flexible. In response to an inquiry from the Committee, Ms. Knepper advised that her business was located on the third floor and was accessed by a set of exterior stairs.

Chair Clites acknowledged the Committee members' consensus that the sign was fine; however, he reminded them of a past discussion about a sign that was proposed in a prominent location that would block the architectural character of the building. He noted that this circular sign had a strong visual shape and suggested it would look better on a bracket in the open space of the porch, as opposed to being installed on the architecture on the railing. Mr. Clites acknowledged this was not a historic building and that approving it would not set a precedent; however, he suggested it would look better to project the sign out into the space.

Committee Member Anderson agreed and advised that it would be more in keeping with how a sign would have been placed on a building and in the Historic District. He questioned whether it would be hung from a bracket or from the lintel above.

Chair Clites reiterated that the circle was a strong element. He suggested a bracket come off the brick to the left so the sign would be a little asymmetrical. Mr. Clites opined that this would be more inviting. He noted that the stairs were not centered. He suggested the motion contain a recommendation or requirement that the landlord clean up the existing signage. Mr. Clites opined that whether a placard sign was added to the directory sign was a different issue and noted that it was not Ms. Knepper's responsibility. He suggested the directory sign looked unkept.

Committee Member Jenkins opined that the sign would not be as readily visible at that location.

Deputy Town Manager Moore opined that the property owner already rejected the idea of attaching another bracket to the building. He suggested this would not be a solution without revisiting it with him.

Chair Clites questioned whether it was appropriate to mount a sign on the rail and advised that this gave him reason to pause.

In response to an inquiry from the Committee, Ms. Knepper advised that her conversation with the landlord was about adding a bracket in the open space by the railing. She further advised that she did not know how he would feel about putting it in the suggested location and noted that he basically said it would compete with the Americana sign too much. Ms. Knepper advised that it was her desire to make it a projecting sign and noted that her dad suggested mounting it to the porch railing, which the landlord approved. She opined that there could be a Plan C. In response to an inquiry from the Committee, she advised that her request to the landlord was to place the sign closer to the Americana sign. She opined that if she suggested it be farther back, she may get a different response from the landlord.

Chair Clites suggested the bracket and sign be hung on the same plane as the porch rail; therefore, it would not compete with the Americana sign. He opined that at that distance and because the signs were very different, they would not compete. Mr. Clites opined that in this location, someone would be more compelled to go upstairs.

Deputy Town Manager Moore acknowledged that Ms. Knepper would have to return to the landlord; however, he opined that it was fair to offer this suggestion.

Ms. Knepper advised that she liked that idea and would go back to the landlord.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the installation of the sign on a bracket that is wall mounted on the brick underneath the porch beam, between the porch beam and the top of the handrail, and that it be centered in that distance.

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

Chair Clites advised Ms. Knepper that Deputy Town Manager Moore was available to talk to the landlord and that he would be happy to as well it if would help.

<u>COA 24-25 (S 24-10):</u> Two Projecting Signs – 102 West Washington Street – Matthew Bowe – Alair Homes & Artists in Middleburg

Deputy Town Manager Moore reminded the Committee of the existing sign for Artists in Middleburg and reported that the property owner would like to move the sign bracket up higher, as he had secured a tenant for the upper story office space. He explained that the proposal was to move the bracket up to the midpoint line of the windows, which would allow space for the upper story tenant's sign and a recreated Artists in Middleburg sign. Mr. Moore reminded the members that the existing Artists in Middleburg sign was eight square feet and reported that it would be reduced to 6.25 square feet and would be in a different material. He reminded them that the sign was currently mahogany with carved black lettering, and advised that the proposal was to create a slightly smaller sign in cedar, using gold for the lettering and logo. Mr. Moore advised that the new sign for Alair Custom Homes would be in Extira, which Quail Run Signs commonly used. He noted that it would consist of a simple black field with white lettering and their logo.

John Ralph, of Quail Run Signs, advised the Committee that the current sign was a mahogany finished cedar. He noted that the current sign was a dark wood with dark lettering and advised that the owner wanted to go with lighter wood and brighter lettering. Mr. Ralph opined that this would result in a better contrast. In response to inquiries from the Committee, he advised that one-shot metallic gold was essentially metallic gold paint. He noted that it was not nearly as bright as gold leaf. Mr. Ralph advised that the property owner was making the new sign for Artists in Middleburg because they could not have their sign and what he agreed to give to Alair in terms of total sign square footage for the building. He noted that Alair would have ended up with a very small sign, which was not what was agreed to in his lease.

Councilmember Pearson expressed concern that the two signs ran together and questioned whether there was some way to space them out.

Mr. Ralph confirmed he could increase the space, which would allow the sign to come down a little lower. He noted that it would still conform to the sign regulations. He advised that the bracket could always be mounted higher to allow for a larger gap. Mr. Ralph agreed the sign colors were heavy.

Committee Member Jenkins opined that the signs looked out of proportion.

In response to an inquiry as to whether the photograph depicted the signs to scale, Mr. Ralph opined that it was probably a little large. He further opined they were a smidge out of scale.

Committee Member Wright advised that if they were a little smaller, they would look better. She agreed there needed to be a little separation between the two.

Mr. Ralph noted that every customer wanted to max out their signage allotment. He opined that it was not unreasonable to reduce the size if the Committee felt the signs provided too much weight for the building. Mr. Ralph opined that the main goal was parity between the two. He suggested the photograph added a little more weight than it should and noted that dark colors added weight.

Committee Member Wright noted that the building was a light color, which made the signs really noticeable. She opined that a wider gap between the signs would help.

Chair Clites suggested that using two straight arm brackets could create some visual space between the two signs.

Vice Chair Lee noted that both signs had dark backgrounds, with white and metallic lettering respectively on the top and bottom signs. She opined that if they were a smidge smaller, with more space between them, they would not look as large as they did in the photograph.

Committee Member Littleton opined that the signs were really heavy.

In response to an inquiry from the Committee, Mr. Ralph advised that the existing Artists in Middleburg sign had been up for years. He noted that it was larger.

Committee Member Littleton advised that she liked the idea of introducing two sign brackets.

Mr. Ralph suggested that if they were going to maintain the same height and width of the two signs together, he could put them on a building-colored background and add two smaller panels per side to create some visual separation through the light border around them. He suggested he basically put the two signs on a carrier sign, which would lighten it up and add a frame around the individual signs to create some separation. Mr. Ralph explained that they would be like a multi-tenant sign, which was what this was anyway.

Chair Clites noted that he liked the idea; however, if one of the businesses left, there would be half a blank sign hanging on the building.

Mr. Ralph noted that what was contained in the application was what both the property owner and tenants approved. He asked that the Committee find a way to approve it that made them happy.

Committee Member Anderson suggested the use of two brackets would work, even if they had scrolls on them. He opined that the sign sizes were a little too large. Mr. Anderson suggested that separating them more with brackets would help with the size issue and would let people know there were two tenants.

Mr. Ralph suggested it would look better if the top bracket contained a scroll, and the middle bracket did not. He noted that this would result in a small gap that was still larger than originally proposed.

The Committee agreed they liked that suggestion.

Chair Clites suggested the new signs were two to three inches smaller than the existing sign. He noted that he liked the idea of a contemporary bracket with sky between the signs.

Mr. Ralph noted that he could simply remove one bracket if one of the businesses moved in the future.

The Committee held some discussion as to how to craft a motion.

Committee Member Anderson moved, seconded by Chair Clites, that the Historic District Review Committee approve COA 24-25, a request of Matthew Bowe for two projecting signs at 102 West Washington Street as presented with the following adjustments: the lower Artists in Middleburg sign would be located on a separate bracket without scrolling below the above sign; and, the distance between the two signs would be at least equal to the distance from the existing Artists in Middleburg sign bracket to the sign as it is presently hung, with a scroll bracket as shown on the top sign.

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

Deputy Town Manager Moore requested clarity on what was approved related to the scroll bracket.

Mr. Ralph advised that to make them consistent, it would be his preference to not have either one of them contain a twist. He suggested there be a straight bar with a scroll on the top bracket and no scroll on the bottom one. Mr. Ralph explained that they would look exactly the same with the exception of the scroll. He opined that the twisted steel would not add anything aesthetically.

The Committee agreed they were supportive of that, as the brackets would be to scale with the new signs.

Mr. Ralph advised that he would send Mr. Moore an amended drawing.

January Meeting Quorum

The members indicated they would be present for the January 2nd meeting.

Chair Clites asked that the members let Town Clerk North know if they found they could not attend.

There being no further business, the meeting was adjourned at 6:08 p.m.

RESPECTFULLY SUBMITTED:

_____ _____

Rhonda S. North, MMC, Town Clerk

(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: Hello. Good evening. [off mic]. That's alright. No need to apologize. Welcome. We'll bring this meeting to order. It's Thursday, December the 5th, 2024. This is the Middleburg Historic District, regularly scheduled monthly meeting. The first item of business to note is Rhonda is not here. So, Will is going to do both of those roles, and we have roll call.

Will Moore: We'll note that all members are present. Thank you. All members are present.

Tim Clites: Thank you. Mr. Moore. Next, we have public comments. We'll get to your item. Actually, we're going to reverse the order since you're here. And so just give us a minute. We've got another action item, and then we'll get to your item. All right, unless you have something outside of what you're here tonight to talk to, no one ever has. So, I'd been surprised but anyway, welcome. Next item of business is approval of our minutes from the November 7th meeting. I'll pause and wait for any comments or clarifications. Seeing none, I move, we approve the meeting minutes as submitted.

Punkin Lee: Second.

Tim Clites: All those in favor?

All Committee Members: Aye.

Tim Clites: Any opposed?

Bill Anderson: I abstain. [multiple speakers] Abstain.

Tim Clites: Thank you. Next item we're going to jump over Action item A as Mr. Ralph may or may not make it. We'll give him a little more time to try to get here. And we'll go to action item B, which is COA 24-26 S24-11 Request of Kathryn Knepper for a sign attached to a porch guardrail at 116 West Washington Street. Mr. Moore.

Will Moore: Thank you. Mr. Chairman. You have the memo. As noted within this is a bit of a unique application we've not seen this type of proposal before to attach a sign to a porch rail, but it's also somewhat of a unique building, and this business is on one of the upper stories, so it does help to signal that it's not a ground floor space to propose it in that particular location. As noted in the memo, this picture which was included, it was just to give a general location if it were to be approved. And I've clarified this with Ms. Knepper, the sign would be centered both vertically between the top rail and the bottom rail, as well as horizontally between the column and the end rail to the left in the picture. Attachment would be to the post using L brackets, which would be mounted to the rear of the sign and then attached to the post. And that's all I have to add on this.

Tim Clites: All right. Well, thank you for that report, Mr. Moore. The applicant's welcome if you'd like to explain anything further, to come to the podium and introduce yourself or the process here is pretty. Hello. Hello. Your name and your address.

Kathryn Knepper: Kathryn Knepper and then 116 West Washington Street. I didn't know this was on sorry. So, with the sign, I just have, like, a basically kind of a conversation with my dad because I don't know how to put a sign up. He's going to do it, but. [off mic] Oh, yeah. Yeah, I can get closer is this better. Okay, a little bit better. Okay, perfect. Okay, so I think you explained it perfectly. So, what he said there's going to be a low visibility brackets like fixated to the back and it'll be centered length and height

wise. That's a little bit better of a picture. There we go. That's what I was looking for, sort of this image of the of that centered image. I don't even know if you can see up top, but it will be perfectly centered. So, it is a little unique. But yeah, we just want to make it look nice and the brackets not be visible. That's all. Thank you. Yeah.

Tim Clites: Thank you. Cindy?

Cindy Pearson: Sure. Hello. Welcome. And just with the colors is the only thing I just wanted to speak about for a minute. With the different colors in it, and I do see more than. Oh, it has already been approved before. Oh, okay. Scratch that. I do like it. It's nice and energetic. Okay. Thank you. No other comments.

Tim Clites: Thank you for the clarification. We're looking at the location because as the sign has been approved for. Virginia.

Virginia Jenkins: I think it's fairly straightforward. I don't see any problem with it and understandable that it's something different. But because her studios are from the upper levels, it [inaudible] make sense.

Tim Clites: Thank you. Linda.

Linda Wright: I'm fine with that. I think it's going to look great there. Yeah.

Tim Clites: Okay. Punkin.

Punkin Lee: I just remember when this building was constructed and the directory was the way for all occupants to have their signage, which we all voted on and agreed on. So, if we start putting then are the other five people want more signs also? I think that should be considered.

Tim Clites: Thank you. Let's pause, I think Mr. Moore looks like he wants to say something.

Will Moore: So just in response to that, the question of there is a total allotment of signage available that does not necessarily mean it's appropriate to use up that total allotment, but the addition of this sign would fill their allotment. So even if another tenant wanted to erect an additional sign, they couldn't. This would this would be the end of the signage for the building unless others came down.

Punkin Lee: Thank you.

Tim Clites: Thanks for that clarification. Margaret.

Margaret Littleton: I'm not sure if I was going to her studio that I would exactly know where I was going. I don't know how to say that you know, fix that. Is the 116 is that the directory where? [inaudible] Psychology and [inaudible]. And it will be higher on the rail.

Tim Clites: Yes. There's a little drawing that Mr. [multiple speakers].

Margaret Littleton: Seems to me it needs an arrow or something, but it's fine. Yeah. You would tell me if I had an appointment where to go. [laughter]

Tim Clites: Thank you. Bill.

Bill Anderson: I think the sign looks good and its location in general looks fine. I have a question for Will. The directory below, which is missing now four or has four blank spots. Are you saying that if somebody else wanted to put a sign for a business in this building, they couldn't because the total allotment now has been used up. They still put something in the directory.

Will Moore: Yeah, the directory could be, those spaces in the directory could be filled. But if somebody wanted a separate sign from the directory such as this, there would be no more room for individual signs. But yes, businesses could still be added to the directory.

Bill Anderson: The only other thing I would say is [background noise]. I'm sorry, did you consider putting your name on the directory also because it has the address?

Kathryn Knepper: The directory underneath? Yeah. Yeah, I definitely considered putting, like, the matching color. What is that called? Plaque on there. And then there's another directory as well that I could put a placard on. But yeah I guess the arrow that actually made sense to me as well. If there needs to be like an addition, maybe at the bottom that says the floor or a suite that that's doable. But yeah, the main point was that the round sign was just like made for my old space. And then I think, I can't put it on an iron bracket because the landlord said that it competes with the Americana sign. So, yeah, we settled on the porch railing. [laughter] but maybe there's another option somewhere in there. I'm flexible. Basically.

Tim Clites: Thank you. Can I ask is your space on the second floor? So, we would go under the porch and up the stairs that we see in the back of the picture and then come towards the front. And that's how you would get into your space.

Kathryn Knepper: So, it's on the third yeah. So, it's on the third floor.

Tim Clites: So, there's another set of exterior stairs to get you up.

Kathryn Knepper: Yeah, yeah. There's an extra set to the third floor. Yeah. So, I think I understand.

Tim Clites: Yeah. Because I've [off mic] That's helpful. So. Thank you everyone for your comments. My I'll be the naysayer, but I'm fine to be already the consensus is that it seems the consensus is it's fine to put it on the rail. When I first saw it, it reminded me a little bit of the discussion that we had years ago about a sign that seemed to on a more historic building in a more prominent location seemed to block the architectural character a little bit. And of course, that was a bit problematic because the sign had already been specifically made and installed at a place that we hadn't approved it. I wondered if because of the hanging sign that currently exist and this kind of circular sign, which is a strong visual shape, if it wouldn't look better being up on a bracket in the open space of the porch, as opposed to on the architecture on the railing. Now, I know this isn't a historic building, per se. And I know that we don't technically make a precedent by allowing something on one building and perhaps not allowing it on another, but without hearing everyone's input before I came to the meeting, my thought was, would it look better to just have it kind of projected out into that space, like it's clearly you need to come up here as opposed to centered on the rail. And I welcome input and I'm [inaudible] also fine to not push that any further.

Bill Anderson: I wish I had thought of that. I think you're right. I think it would be probably more in keeping with how a sign would have been placed on a building and in the historic district. Whether it's a bracket or are you talking about hanging from the lintel above or the.

Tim Clites: Well, I didn't know about that. I mean, the circle is such a strong element that I thought it could be, but maybe. I'm sorry. Maybe you've talked to the landlord. I thought it could be just a little bracket coming off the brick to the left, so that the sign was a little asymmetrical. I mean, the circle wants to be kind of centered, but this is a sign, not a logo or an emblem. Right. And so, to me, it felt like maybe that's a little more kind of inviting. The stairs beyond are not quite centered. They're kind of off centered a little bit to the left as well. So that was my thought, by the way, I will go along with Bill's. If there's some way, we'll move it to a motion to recommend or require that the landlord clean up the existing sign, I

think it's worth at least one less than that. Whether you add a little placard or not is a different issue than just having that look nice, right? Which is not your responsibility.

Bill Anderson: Blank Placards.

Tim Clites: It could be blank. Just something that we don't see the double stick tape or whatever that is. It just looks a little unkept.

Bill Anderson: Yeah, but that I again, I think that's a good idea to put it off a bracket. Yes. I think it's much better than putting it on the railing.

Virginia Jenkins: The height on that though, they may as well she may as well put the sign up on the third floor. I mean because the height of that porch is fairly substantial. So, wouldn't it be almost too high? [off mic] I'm talking about. Am I misunderstanding this? You're talking about hanging it from right here to something.

Tim Clites: [off mic] Over here. So, you don't have to walk under it. I thought I heard someone say. [inaudible]

Virginia Jenkins: But that's what I'm saying. That is such, such a great height there. [off mic] But I'm. Well, I'm thinking if you're standing on the street.

Tim Clites: Right.

Virginia Jenkins: Yeah. I don't think it's going to be. You're going to see it as readily.

Will Moore: Mr. Chairman, I just will remind you. It does sound like the property owner has already rejected the idea of attaching another bracket to the building from what I understand. So that would probably not be a sort of a solution without revisiting that with the property owner.

Tim Clites: Okay. And so, then I would still be left with and it's a question for the Committee, is it, if it's okay on the rail it's okay on the rail? Would it. I would not hang it from the beam heading from the brick wall to the column center. I think I'd probably end up with it on the rail. I think the rail just gives me a reason to pause. Right. I yeah.

Cindy Pearson: When you were having a conversation with the landlord, was it to put your sign on the front of the building or with the bracket or was it where we just spoke about? Which one?

Kathryn Knepper: Just about essentially adding a bracket on that wall? So, I talked to the landlord about the bracket on the wall. We're talking about that open space and the railing. I think I don't even know. I feel like the email, and he basically said it competes with Americana's sign a little bit too much. But yeah, I think that was my original, like, first desired idea, essentially. So, my dad came up with the idea to do the porch railing, and then he approved that. I don't know if there's a plan C, I'm thinking there's probably always a plan C, honestly, but I'm just not thinking hard enough about it. It's complicated.

Cindy Pearson: So, in saying that, when you ask him where your number one is, is it close to where the Americana sign is, above it, or was it around where Bill just pointed to?

Kathryn Knepper: Oh, what was it? Back further. No it was further up the way that I had it sort of drawn on or the Photoshop. So it could be that if I suggested it to be farther back, that it might be a different response, if that's a better idea. I could just like, relook into it.

Tim Clites: Yeah. Does it make sense where we're suggesting that the bracket and the sign would hang directly under that, that white beam, right. So, it would be in the same plane as the rail. It would hang

between the rail and the beam above it, so it would not be out of the corner competing with the Americana sign. And I also think at that distance, my opinion is that at distance, the signs are so different. They're not they I don't think they would personally I don't think they would compete. I think it feels more compelling too. Oh, I see the sign. I must have to go upstairs to get there. Just based on the fact that it's caught in that open part of the porch. So anyway. [off mic]

Will Moore: Perhaps based on it being out of the corner [inaudible]. No, no, I. Either way, she would have to go back to the landlord. But I think it's fair to offer that suggestion. Well, he had rejected it, but it sounds like he had rejected it in a different spot.

Tim Clites: Having the two sides of the corner. I think that we would all agree that's going to be a difficult visual.

Kathryn Knepper: I like that idea. I mean, yeah, I can go back to it. It's not a big deal for me. [laughter] I'm just going to sign it.

Tim Clites: Yeah. We understand. Yeah. Any other discussion by the committee?

Tim Clites: Is there a motion? [off mic] I recommend that we approve installation of the sign on bracket that is wall mounted on the brick underneath the porch beam between the porch beam and the top of the handrail. And it can be centered in that distance. I guess we didn't really talk about that, but it could be centered in that distance.

Punkin Lee: Second.

Tim Clites: All those in favor?

Bill Anderson: Aye.

Punkin Lee: Aye. [off mic]

Tim Clites: Any opposed? Any abstaining?

Linda Wright: Aye.

Kathryn Knepper: Thank you.

Tim Clites: You're welcome. If it all helps. I know Mr. Moore is always available to talk to the landlord, but I'd be happy if the slight discussion helps. Just let us know.

Kathryn Knepper: No, I understand.

Tim Clites: We don't want to be difficult, but.

Kathryn Knepper: Okay. Okay. Sounds good. Thank you.

Tim Clites: Thanks. All right. Well, thank you all for the discussion. Next item COA-24-25 requested that go for two projecting signs at 102 West Washington street at their homes and artists in Middleburg. Mr. Moore.

Will Moore: Thank you again, Mr. Chairman. So on screen here, you see the existing sign for Artists in Middleburg at the subject space. The property owner has secured an upper story office tenant and would like to revise the sign such that the bracket would be moved up a little bit higher. So currently it's roughly at the height of the windowsill, maybe slightly higher. As on the photo simulation, you see that the

bracket would be moved up to about a midpoint of in line with the midpoint of the windows, which would give space for both the new upper story tenant sign and a kind of recreated Artists in Middleburg sign. So that the Artists in Middleburg sign is currently eight square feet, it would be reduced to 6.25ft². A little bit difference in material. The current sign is mahogany, with the lettering carved in black. And the proposal is to recreate the slightly smaller sign for the lower one in cedar and to do a one-shot gold for the lettering and logo and the kind of the trend around it. The new sign for Alair Custom homes would be in [inaudible], which is a common product that John's shop uses all around. And just a pretty simple black field with white lettering, the logo for that. Thank you for that explanation. Mr. Ralph, anything to add?

John Ralph: I don't think so unless you have questions. I think it's pretty cut and dry. All right. The current sign, I don't think. Is it mahogany? I thought it was cedar as well.

Will Moore: Your application for that sign said mahogany. [multiple speakers]

John Ralph: I think it's mahogany. I think it's mahogany finished cedar. But either way, they want to lighten the cedar a little bit. Right now, it's a dark wood with a dark lettering. And they want to go with a little lighter wood and a brighter lettering. It's still not a high contrast. But I think it'll be a little better contrast. They just want to give it a little lighter, especially hanging underneath a black sun.

Margaret Littleton: What is one shot Metallic Gold? [multiple speakers]

John Ralph: It is essentially gold. It's a metallic gold paint. Yeah, it's not nearly as bright as gold leaf.

Margaret Littleton: Okay.

Tim Clites: And just so I understand, before we run down when I first saw this application, my thought was that the new Alair sign was driving the need for a new artist to Middleburg sign, but actually, there it is.

John Ralph: Yes.

Tim Clites: Yeah.

John Ralph: We can't add. Well, the landlord made promises, so now I think the landlord is making a new sign for artists in Middleburg because they can't have their sign with what was given to Alair as well.

Tim Clites: In terms of the total square footage for the building.

John Ralph: Correct?

Tim Clites: Yeah. Okay. That's all right. Now I understand. Thank you.

John Ralph: Alair would have ended up with a very small sign, which by lease was not what everyone agreed to. So.

Tim Clites: Yeah. Understood.

John Ralph: This is where we ended up to make everybody happy.

Tim Clites: Yeah, well, thank you for that clarification. All right. Cindy.

Cindy Pearson: John, visually, when you look at it, it just kind of runs together. Is there any way you can, I don't know, space it.

John Ralph: I mean, we could definitely. We could increase the space. And I mean, the sign can actually get a little lower without getting into a code compliance and the bracket could always get higher to make a gap larger.

Cindy Pearson: But that just looks like it's jammed in this, if that's basically how it's going to look. That's just my visual problem with it, because the black and the brown being hard, harsh colors, I'm going to use that word.

John Ralph: They're heavy.

Cindy Pearson: Yeah. They're heavy. They are heavy. I don't know what you could do to give it some light around it, I guess, is what I'm saying. And Margaret might have a better idea, so I'll pass it on down over to you.

Tim Clites: Thank you, Cindy. [off mic]. Virginia.

Virginia Jenkins: Okay. I think it just looks out of proportion. [off mic] To get two signs for the price of one it makes it somewhat difficult. Plus, I understand that the coloration. Not that there's choices [inaudible].

Tim Clites: Thank you. Linda.

Linda Wright: Is in the photo because I know with all the photos, it's hard to do. Is that pretty much to scale? Do you think that's pretty accurate?

John Ralph: I think it's probably a little large. I mean, assuming that's a three-foot entry door, I think it's probably a smidgen out of scale.

Linda Wright: Okay, so if it was a little smaller, I would agree I think it would look better. And I do agree that they need a little separation because it does just all [inaudible] this one thing. I think it's one design. Yeah. So just a little separation there.

John Ralph: Well, as I'm sure you can imagine, every customer wants us to max every square inch of available, you know, and that's why we often see architect design drawings that are, like, eight foot two inches.

Tim Clites: Easy don't be. [multiple speakers]

John Ralph: Sorry.

Tim Clites: Now, you can go sit in the back row.

John Ralph: But, you know, if they can have eight foot two, they want eight foot two. And you're like, please, please don't do that.

Linda Wright: Yeah, I get it.

John Ralph: But I don't think it's unreasonable if you think it's too much weight for the building. I mean, I don't think anybody would really lose sleep if they got a little smaller. I think the main thing is the two of them want parity. I think that was promised to them.

Linda Wright: Right. I get that that, but yeah, just I think the picture might be throwing us all off.

John Ralph: It does, I think, add a little a little more weight than it should. And of course, being dark as it is, it just has more weight.

Linda Wright: Yeah, on such a light building it really is noticeable. And I think just a little wider gap between those two might help a little bit too. That's all.

Tim Clites: Thank you Linda. I'm going to jump in as we go just because something comes to my mind that did not until I heard the first couple of comments. I believe, on our building when we added the sign below, we ended up with two brackets that didn't have a scroll. I don't know if that helps that [multiple speakers]

John Ralph: You have two straight arm brackets.

Tim Clites: [multiple speakers] And I know that's a more contemporary building. And so, I'm not. But I just want to pitch that in there as a way to create some visual space between the two signs. Punkin.

Punkin Lee: I mean they're both dark backgrounds, but you've got white lettering on top and metallic, even though it's muted gold on the bottom that's going to it should help separate them. And then if they get a smidge smaller with a little more space in between, I think it's not going to look as humongous as it does on the photograph. A big dark hunk hanging on the side of that building.

Tim Clites: Thank you. Margaret.

Margaret Littleton: I think it's really heavy and is the Artists sign existing now or is this is what you're going to make?

John Ralph: It's been there for years. Approved by you guys years ago. Yeah, it's just bigger.

Margaret Littleton: It just seems like for Artists, it shouldn't be brown. But in any way, you can't change that. I like the idea of two brackets. I just think two on one is not good looking because the contrast is.

John Ralph: Well, I hate to introduce a totally different idea in the middle of an idea of the middle of the meeting.

Margaret Littleton: Go ahead.

John Ralph: But what if we were?

Tim Clites: Yeah, you can't yet. You have to let Bill go.

John Ralph: I'm sorry. Bill.

Margaret Littleton: Oh, sorry.

Tim Clites: Thank you, Bill.

John Ralph: Don't steal my idea. [laughter]

Tim Clites: All right. Bill says show it to him. Yeah.

John Ralph: I was going to say if we were to maintain the same height and width of these two signs together and actually put them on a building-colored background with two smaller panels per side, we could create some visual separation in the light border around them. Basically, put two signs on a carrier,

if that makes sense. It would lighten it up. Put a frame around it. Create some separation. Make a little less sign with a little bit more light-colored border.

Margaret Littleton: To match the building.

John Ralph: Yeah. [off mic]. If we were to take. Yeah. Basically they're 230 by 30 signs. We made a 30 by 60 panel building colored with two, like, 26-inch squares on it. You could have a nice building colored frame around them.

Margaret Littleton: You'd still have them attached.

John Ralph: But they'd be on one panel, but with a big sort of gap of paint between it.

Margaret Littleton: I see what you are saying. Yeah.

John Ralph: Sort of like a multi-tenant sign, which is really sort of what this is anyway.

Margaret Littleton: I think we'd have to see a picture of it.

John Ralph: Well, that's why I hate to bring this up.

Tim Clites: I guess that I like the idea. The two things that come to my mind are if one or the other leaves, we now have a sign that is [multiple speakers].

John Ralph: Half blank.

Tim Clites: Worthless, Right or. Yeah, something very odd about it.

John Ralph: Or it's going to end up looking like Chet Huey's, you know, directory in the last application, which is it's supposed to have links on it or empty links. But again, this is what the building owner and both tenants have signed off on. So, if we can get to a way that makes you happy with this, this is what I was sent to propose. So.

Tim Clites: Bill, what do you think?

Bill Anderson: With regard to the last idea, until we see it, I really. U

John Ralph: Understood.

Bill Anderson: But I would think to me the idea of two brackets, even with scrolls on each bracket, since there's room to even drop the signs, it seems like it would work. And the other comment I think was good is this appears, but it's hard to tell, a little bit too large. And again, I understand it's dark against the light building, but given the size that's indicated in the application, it just seems a little large. Although I can't recommend what the right size would be. It just seems a little large, but pulling them apart with brackets I think would help the size issue, as well as let people know it's two separate tenants.

John Ralph: Just an esthetic thought on that. I think it would look better if the top bracket had the scroll, and the middle bracket did not. And that way you don't end up with an enormous gap. You end up with a tiny little gap that's still much larger than it is now. If you're going to start to have to get really high. But I think if we could maintain the scroll bracket at top and do a straight bracket in the middle, that would separate them more nicely and make them obvious, and it's a good practical solution.

Bill Anderson: That's a good idea.

Tim Clites: I like that. Mr. Moore, can we go to the first picture that shows the existing sign just for scale? I think that's the best picture because it's actually the real sign, and it's eight point something square feet. And the new sign would be six point something square feet. So, that's what about a 34-inch square sign or something. Not quite 36-inch square. And so, we're going to the new sign is going to be, you know, 2 or 3in smaller all the way around just to help connect what we're talking about. So when I look at that, I think a small sign with that same size about it, does it feel too big to me? I do like the contemporary bracket with sky between them.

John Ralph: I think it's a great idea. And honestly, from a configurability, the next time this changes, you could potentially just take one off, you know?

Tim Clites: Right.

John Ralph: Since I tend to see you guys again on the same properties.

Tim Clites: Great. Any further comment? If not, someone can make a motion.

Bill Anderson: How do we make a motion indicating what the space is between the [inaudible]?

Tim Clites: I think that the. Well, that's a great question. I'm looking at the sign that exists, and there's a dimension from the top of the sign to the bottom of the bracket that probably has to do with hardware. So, I would want the space above it to be at least equal to that, so that the upper sign didn't feel like it was crowding the bracket. So at least equal could be a little larger.

Bill Anderson: Do you want to make a motion?

Tim Clites: No, I don't, but you got it. [laughter] Yeah, I think that's a good point. So go ahead.

Bill Anderson: A motion for COA 24-25. Request of Matthew Bowe for two projecting signs at 102 West Washington Street to approve as presented with the following adjustments. The sign the lower Artist in Middleburg sign would be located on a separate bracket without scrolling below the above sign. The distance between the two signs would be at least as equal to the distance from the existing Artist in Middleburg sign bracket to the sign as it is presently hung.

Tim Clites: With a scroll bracket on the top sign.

Bill Anderson: With the scroll bracket is shown on the top sign.

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

All Committee: Aye. [multiple speakers].

Tim Clites: Any opposed? Any abstain?

Cindy Pearson: Aye.

Tim Clites: Just push it. Thank you. [multiple speakers] Motion passes. Thank you, Mr. Ralph. Appreciate it. Appreciate the comments. Discussion items. Do we have any discussion items?

Will Moore: I need just a little more clarity on the item that was just approved.

Tim Clites: Yes.

Will Moore: I understand the lower bracket will not have a scroll, but this scroll bracket the horizontal piece is fluted might be the correct word.

Tim Clites: Twisted.

Will Moore: Or are you looking for the same type of thing for the lower bracket without the scroll above or.

Tim Clites: I think Or well, I shouldn't say, I think maybe we could just pause and ask Mr. Ralph, I believe there's a standard non-scroll bracket. Could you explain that to us just for clarification?

John Ralph: Really? Honestly, there's no standard non-scrolling. We make them.

Tim Clites: Okay.

John Ralph: To make them consistent, it would be my preference to not have either one of them have the twist. It would be a straight bar scroll on the top. No scroll on the bottom. So, they look absolutely the same except for that scroll difference. I think the Twisted Steel doesn't really add anything esthetically or it doesn't add anything great. And if we're going to simplify the lower one and take the scroll off, I think it would look better without it. But that's my personal opinion. We can go either way.

Tim Clites: I'm in support of that because then the brackets are scaled to the new sign size. We're not reusing that scroll bracket, so that certainly feels good to me. Thank you.

Will Moore: Thank you.

Tim Clites: Objections?

John Ralph: I'm fully clear, but we'll send you just an amended drawing because we're gonna have to send it to them.

Will Moore: Okay.

John Ralph: And I think I think we're all on the same page.

Will Moore: Okay. Yeah. That helps.

Tim Clites: Thanks for the clarification. Yeah. Appreciate it. All right. Discussion items. Meeting quarterly, January 2nd. How do we all feel about that? It falls in an odd day of the week on Thursday. Well. Odd meeting. Yeah, you know what I mean. The days around it are a little. What we find? [off mic] Staff going, I know staff going to be here then? [off mic] Let the staff know, particularly Rhonda, please, if we are not going to be here and everybody have a great holiday. Adjourned.