TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES

Thursday, August 7, 2025
PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, August 7, 2025, 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
Margaret Littleton
Cindy C. Pearson, Council Representative

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

ABSENT: Virginia Jenkins (excused)
Linda Wright (excused)

Public Comments

Deborah Staylee, 21197 St. Louis Road, noted the charm of the town. She opined that what Rachel Harshman was proposing would fit in and even uplift the aesthetics of the village shops. Ms. Staylee advised that adding an awning would give shoppers shelter from the weather and provide shade for the front window. She opined that the paint colors Ms. Harshman selected would fit well with the remainder of the village. Ms. Staylee advised that investing in a storefront meant someone was seriously committed to their business and wanted to attract people. She agreed with the need to adhere to the standards; otherwise, the village would not look as charming. Ms. Staylee noted that the Town did not have as many empty storefronts as it used to and opined that several of the new businesses were thriving. She asked that the Committee consider the aesthetics that Ms. Harshman was proposing and opined that they were an improvement.

Approval of Minutes

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the July 3, 2025 Regular Meeting Minutes as submitted.

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

Old Business

COA 25-16 (S 25-09): Projecting Sign, Window Signs, Repainting, Awning – 7 W. Washington Street – Grandeur Antiques

Deputy Town Manager Moore reminded the Committee that they identified some issues and provided the applicant with some guidance during their last meeting. He reported that he met with the applicant and the property owner to go over the signage on the building and advised that the signage proposal was revised so it would comply with the sign ordinance. Mr. Moore noted that the proposed projecting sign would be placed on a new bracket, and the proposed window signage would be smaller for the first shop. He advised that the second shop, which was under the archway, would have window signage only. Mr. Moore reminded the Committee that the previous proposal was to paint the building black; however, the applicant revised this to be Fallow & Bali Breakfast Room Green. He noted the context of the green color against the stone wall. Mr. Moore advised that the graphics that were included in the revised agenda materials were AI generated and noted the need for some clarification from the applicant, particularly in terms of the gold columns that were shown. He advised that a revised awning was proposed for Shoppe 1, with the awning color to match the building color and to contain three thin white stripes. Mr. Moore reported that as to Shoppe 2, the proposal was to repaint all the stain trim Fallow & Bali Breakfast Room Green and to replace the awning with a matching awning to the front one. He reiterated that, as proposed, the signage allotment was in compliance with the zoning ordinance. Mr. Moore noted the number of empty sign brackets on the building. He reminded the Committee that in the past, they expressed concern about the haphazard signage arrangement on the building. Mr. Moore suggested the removal of the second-story sign bracket. He noted that the property owner expressed an interest in keeping a bracket in place for use for temporary signage, such as an open flag, and advised that his suggestion would be to leave one, not two, projecting sign brackets on the first floor.

Nicole Madden, of Quail Run Signs, advised that they were requesting a projecting sign and a wall sign. She noted that the directory sign would be amended.

In response to an inquiry from the Committee, Deputy Town Manager Moore advised that the wall sign was not included in the application materials; however, it could be considered if the signage fell within the sign allotment for the building.

Chair Clites suggested the Committee first focus their comments on the signage, then focus on the colors, architectural details, and awnings.

The Committee agreed with the staff's summary of the signage. They questioned how someone would install and remove a temporary open flag given the location of the sign bracket on the building. After some discussion, they agreed both brackets should be removed from the first floor.

Ms. Madden reported that both brackets had been removed. In response to an inquiry, she confirmed the signs would contain the same green color that was being proposed for the building.

In response to an inquiry from the Committee about temporary open signs, Deputy Town Manager Moore confirmed they were allowed. He advised that the staff would monitor them to make sure they did not remain up when the business was not open. Mr. Moore noted that this begged the question as to whether leaving a projecting sign bracket for one was practical.

Chair Clites opined that the opportunity to clean up the building from a signage perspective was more important than having an empty bracket hanging for a long period of time, particularly when it could not be used as discussed. He suggested the Committee move their discussion to the colors and awnings.

Committee Member Anderson advised that he liked the proposed colors and awnings. He noted the architectural detail, which consisted of a fluted column with a capitol on top, that was in a Corinthian style and advised that the gold color jumped out at him. Mr. Anderson opined that the existing column was superior to what was being proposed.

Chair Clites noted the different sketches that were presented with the application, which depicted different styles of columns on the building. He suggested the applicant identify exactly what she was proposing.

Ms. Madden explained that she did not have the column's architectural details when she prepared the sketches. She advised that she did have drawings if the Committee wanted to review them that identified what they were proposing. Ms. Madden distribution the drawing to the Committee members.

In response to an inquiry from the Committee, Ms. Harshman confirmed she was not proposing to paint the stone and advised that she was only proposing to paint the wood. In response to comments from the Committee about the gold on the columns, she suggested she apply little brush strokes of gold to bring out the Corinthian look. Ms. Harshman advised that she would put that at the top and suggested it would not be much if the Committee felt it was too over the top.

Vice Chair Lee advised that she liked the proposed green color and the awnings; however, she did not believe the proposed columns fit with the town. She opined that they were not compatible with the entrance to the building and that there was too much gold. Ms. Lee further opined that it was not appropriate to put fancy columns on an old stone building. She suggested they were too much and opined that the awnings and green color worked very nicely with the stone. Ms. Lee advised that country elegance did not need a lot of additions.

Ms. Harshman explained that she would like to add some columns, even if they were a toned-down style, as the existing wood was rotted. She advised that she wanted to define the building a little better. Ms. Harshman suggested that if the Committee felt what she proposed to "too fancy," she could make them look more traditional. She explained that she would use a company that created columns and could choose the base, middle and top. Ms. Harshman reiterated her desire to place columns over the existing trim, as the wood was falling apart. She opined that once painted, you would not be able to tell it was changed. In response to inquiries from the Committee, Ms. Harshman advised that the columns would wrap around the wood and would not contain a seam. She confirmed the columns would provide support.

Vice Chair Lee suggested the use of a less ornate option that would be in keeping with the façade of the building.

Councilmember Pearson agreed the columns needed to stick with the period of the building. She opined that the color of the trim on the window would be more appropriate than the gold that was proposed, as it did not fit with the period of the building. Ms. Pearson read an excerpt from the Historic District Guidelines regarding repainting and the replacement of materials, which discouraged the use of overly bright and garish colors. She opined that gold was overly bright and garish when compared to the buildings in town. Ms. Pearson suggested the green color was better than the previous proposal for black. She advised that she liked the awnings and opined that they softened the stone. Ms. Pearson suggested the ivy be removed from the building before it destroyed the stone, to which Ms. Harshman confirmed it had already been removed.

In response to an inquiry from the Committee as to the style of the edge of the awning, Ms. Harshman confirmed it would be straight.

In response to a comment from Ms. Harshman about using a teeny bit of gold on the columns, the Committee noted the need to see the columns and where the gold would be located.

Chair Clites noted that the Historic District Guidelines stated that awnings should be in plain colors on buildings that were ornate and could be striped or patterned on buildings that were more simple. He opined that the proposed Corinthian fluted column was a step or two too much. Mr. Clites further opined that the existing columns were not original to the building and suggested they were a baseboard that was made into molding; therefore, they were not worth keeping. He opined that in terms of balance, in a classic sense, it would be a Tuscan column or something classically proportioned. Mr. Clites suggested the question was then whether to break a roll and flute the column to add detail. He noted that he was not trying to design the column and was only trying to further the conversation. Mr. Clites opined that the existing columns could be improved upon and noted the need for the column company to get the proportions of the base right given the height. He opined that while the applicant was headed in the right direction, the use of a Corinthian column and flute was a step too much for this building. Mr. Clites opined that there was a solution that would improve the building. He advised that as to the second shop, the applicant was proposing to keep the door as full glass and just paint it. Mr. Clites noted that the awning for this shop was shown in two different locations, depending on the sketch, and questioned whether the intent was to place it above or below the transom.

Ms. Harshman confirmed the intent was to keep it below the transom. She explained that the awning would be connected to the middle piece of wood in order to allow more light into the space. Ms. Harshman confirmed there would still be headroom for people to walk under it.

Chair Clites noted that Middleburg was an old federal town that had a lot of architecture. He further noted that there was a lot of simplicity to it.

Committee Member Anderson agreed the building would be better with some molding; however, it should be something simple that was not as decorative as what was proposed. He agreed a Tuscan column or two little columns would be nice. Mr. Anderson suggested that when the column was removed, they may find there was originally just a half-engaged column there.

Chair Clites suggested that when talking about depth, there needed to be a revision submitted. He noted the entablature above the column that projected out approximately ten inches and questioned whether that projection would remain.

Ms. Harshman advised that she was going to replace it with dental molding.

Chair Clites noted the need for the Committee to see that to scale.

Ms. Harshman confirmed she would do so. She opined that the Committee was seeking a plainer, more traditional column. Ms. Harshman advised that she would like it to be a teeny bit more circular and opined that it would look nice against the stone.

Chair Clites advised that in terms of the columns being engaged with the stone, the company that Ms. Harshman planned to use made a square engaged column. He opined that this was worth looking at and considering how it would fit underneath the little piece above. Mr. Clites advised that the rounded column may be rounded enough to create a collision at the back. He explained that his questions were so he could understand that Ms. Harshman's intention was not to make the roof stick out farther. Mr. Clites further explained that he wanted the Committee to understand what was being proposed in terms of depth.

Ms. Harshman confirmed she was not proposing to make it any bigger.

Chair Clites suggested the Committee discuss the proposed changes to the second shop.

The Committee agreed they had no issues with what was being proposed.

In response to an inquiry from the Committee as to whether she had considered painting the stucco green, Ms. Harshman opined that keeping it a neutral color would go nicely with the stone, with the stucco then being framed in the green.

Chair Clites opined that the Committee had reached a consensus on the signs and colors. He suggested they approve those and ask the applicant to return with the architectural details on the columns.

Deputy Town Manager Moore confirmed this was fine; however, he was concerned about the detailing of the Shoppe 1 space in that he had no opportunity to review what was being proposed. He noted that the concept of the molding at the top was new. Mr. Moore advised the applicant that when she returned next month, it was important that the complete idea of what she desired be presented.

In response to an inquiry from the Committee, Ms. Harshman confirmed it was her intention to leave the existing lighting sconce beside the door.

Chair Clites noted that the sconce did not comply with the Town's outdoor lighting ordinance; however, it could remain because it was existing. He advised that if the applicant wanted to change it, she would need to propose one that met the lighting requirements.

In response to an inquiry from Charles Carroll, the property owner, Chair Clites explained that the Committee was going to make a motion to approve everything but the details for Shoppe 1.

Chair Clites moved, seconded by Committee Member Anderson, that the Historic District Review Committee approve (1) the signage as presented and that this include the removal of both empty brackets on the first floor and the sign and bracket on the second floor so it was in compliance with the total sign square footage; (2) approve on 7C Shoppe 2, the signage, colors and awning as submitted with the clarification that the awning has a straight cut to the bottom and is not scalloped; (3) that the Committee ask the applicant to provide it with a revised Shoppe 1 drawings with a simpler column and architectural detailing more consistent with the character of the building and this part of the street front, which the Committee does not believe includes Corinthian columns; and (4) the color scheme is approved as submitted. Chair Clites further moved, seconded by Committee Member Anderson, that the awning on the first window would go under the transom window and would be straight across the bottom to match the other awning.

In response to an inquiry from the Committee regarding the dental molding, Chair Clites confirmed that would be part of the details to be reviewed next month.

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

COA 25-17 (S 25-10): Freestanding Sign; Wall Sign; Awnings; Repainting – 207 W. Washington Street – Loudoun Market

Deputy Town Manager Moore reminded the Committee of their discussion last month, most notably their concerns related to the proposal to paint portions of the building a black color. He reported that the applicant had revised her application and was now proposing to paint the stucco and central opening a more neutral color. Mr. Moore advised that there would only be an awning on the outer two former garage bay openings, with a wall sign being installed above the center opening. He noted that the color of the sign on the existing projecting bracket had also been modified to be the same as the building's color scheme, in an Alabaster field color. Mr. Moore advised that there would still be some dark trim around

the roof on the stucco and brick portions of the building. He further advised that the trim around the windows and doors on the western portion of the building and on the windows on the left and right of the former garage bay openings would be a Griffin color. Mr. Moore reported that the proposed wall sign was larger than allowed and advised that the applicant agreed to reduce it to twenty square feet. He noted that the applicant would return in the future with a revised lighting package.

Sara Tyndell, the applicant, confirmed she was proposing to modify the size of the wall sign to 80 inches by 36 inches or twenty square feet. She reported that she was working with Dominion Lighting on lighting that would be dark sky compliant. Ms. Tyndell advised that she would like to add an LED light above the wall sign that would shine on the sign. She noted that it would be in bronze to almost match the color of the brick.

Committee Member Anderson advised that he liked the Griffin paint color; however, he noted that it was darker than was shown on the sketches. He questioned why the applicant was proposing the Griffin color for the muntins, with the trim on the roof being a dark bronze. Mr. Anderson further questioned whether the fence would be painted black.

Ms. Tyndell advised that the fence would be stained a Slate color to match the color on the opposite side of the fence.

Committee Member Anderson noted that an LED lamp could provide a variety of color choices. He suggested the need to identify a Kelvin temperature and opined the Committee would not be looking for a white LED light.

Deputy Town Manager Moore advised that 2,700 Kelvins was the standard light color.

Committee Member Littleton opined that the proposal was very handsome. She questioned whether the garage doors were wood or metal.

Ms. Tyndell confirmed they were metal. She advised that she received some estimates to replace them; however, they were quite expensive. In response to an inquiry from the Committee, she confirmed she planned to keep the planters.

Vice Chair Lee thanked the applicant for changing the building color and opined that it would look very nice. She questioned whether she had given any consideration to changing the color of the large door to the same color as the window trim.

Ms. Tyndell confirmed she played with that option; however, when she did, the front door got lost and there was a lack of balance between the two sides of the building.

Councilmember Pearson advised that she liked the proposed colors. She questioned whether the Committee could approve the proposed light.

Deputy Town Manager Moore advised that this would be at the Committee's discretion. He noted that it would be difficult to do without having the specifications on the Kelvin; however, he suggested they could approve it subject to a 2,700 Kelvin temperature being available. Mr. Moore noted that he would then need to confirm that.

Chair Clites advised that he was comfortable with the color scheme as proposed. He advised that he could go either way with regard to the color of the door. Mr. Clites agreed with the need to verify a 2,700 Kelvin temperature was available for the proposed light fixture. He opined that too bright a light would make the sign and façade seem unwelcoming. Mr. Clites acknowledged that the stain color for the fence was as close a match as possible to the color on the opposite side. He advised that he was fine with the smaller wall sign, as it met the zoning ordinance.

Committee Member Anderson moved, seconded by Chair Clites, that the Historic District Review Committee approve COA 25-17 (S 25-10), a request of Loudoun Market for a freestanding sign, wall sign, and repainting at 207 West Washington Street, as submitted with the following clarifications: the light fixture as submitted by the applicant with a Kelvin temperature of no more than 2,700.

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

New Business

COA 25-20 (S 25-11): Projecting Sign – 13 West Federal Street – The Holiday Shoppe

Deputy Town Manager Moore reported that the application involved the installation of a projecting sign on an existing bracket.

Nicole Madden, of Quail Run Signs, advised that the sign was as depicted in the artwork. In response to inquiries from the Committee, she confirmed the design included Holly. She advised that it was her impression that this would be a Christmas shop.

In response to an inquiry as to what would happen when the upper floor was rented, Deputy Town Manager Moore advised that the business would have to submit a proposal for the HDRC's evaluation.

Vice Chair Lee expressed concern as to whether there would be enough allotment for that business.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 25-20 (S 25-11), a request of Aurora Gardner for a projecting sign at 13 West Federal Street – The Holiday Shoppe – as presented.

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

COA 25-21: Stormwater Discharge Pipe – 1 East Washington Street – King Street Oyster Bar

Deputy Town Manager Moore reported that the property owner approached the Town because of an issue with the accumulation of stormwater in the small alley just west of his building. He further reported that there used to be a method of drainage that had become stopped up. Mr. Moore advised that the water in the alley was building up during significant rains and infiltrating the lower level of the King Street Oyster Bar. He noted the need for a method of discharge.

Deputy Town Manager Moore reported that Councilmember Pearson reached out to inquire as to whether the discharge could go out to Washington Street in order to eliminate any visual impact; however, there was no way to take it under the sidewalk due to the location of a tree well and the granite curb. He advised that there was an existing downspout on the southwest corner of the building and explained that the proposal was to pump the water to the downspout connection and then have an outlet to the curb line. Mr. Moore reported that the request was to install a two-inch cast iron pipe, which would have limited visibility from South Madison Street, that would be painted a color to blend with the building.

Jason Arwine, the property owner, reviewed the history of the building. He advised that both drainage systems were completed collapsed and explained that not only did they not drain rainwater, they back fed when a lot of rainwater was received. Mr. Arwine advised that the building was taking water in the basement, which was a health and safety concern. He noted that he asked for the most period correct method and was told it was through the use of galvanized pipe that would have been used at the time the building was constructed. Mr. Arwine advised that the plumber would do the install so it would look like it had always been in place. He noted that there was no other route for it and advised that it must be functional. Mr. Arwine displayed a piece of pipe that had been painted in five different earthtone colors and suggested the tan color matched the mortar between the stones the best. He advised that the Committee could pick the color. Mr. Arwine reiterated that his concern was to get the water away from the building as soon as possible. He noted that the work in the alley would be minimal. Mr. Arwine advised that the cast iron pipe would be affixed to the building and noted that it would project out less than the eave on the roof. He advised that the volume of water added up quickly when they pumped out what had built up in the existing system and stressed that this needed to be done. Mr. Arwine advised that he had great tenants and noted that he took his role as a landlord very seriously. In response to inquiries from the Committee, he confirmed the discharge pipe would not only correct the issue at hand but would also correct the issue of the downspout that allowed water to wash across the sidewalk and into the building's foundation. Mr. Arwine further confirmed that the pipe would discharge to the street. He noted the brick sidewalk and advised that it would need to be disturbed.

The Committee thanked Mr. Arwine for addressing this issue.

Vice Chair Lee opined that the water would not exit smoothly once it hit the gutter due to the depressions in it. She further opined that the gutter would hold the water and suggested this needed to be addressed.

Deputy Town Manager Moore advised that it would not need to be addressed right away and explained that Mr. Arwine could discharge the stormwater to the curbline. He further advised that if any adjustments needed to be made, the Town would contact VDOT. Mr. Moore noted the need for Mr. Arwine to get the water off his property. He agreed the Town had issues in the curb line on both sides of Madison Street, which it may be looking at as a part of a larger project in the future.

Mr. Arwine reviewed the history of the issues.

The Committee agreed they liked the proposed tan color for the pipe.

In response to inquiries from the Committee, Mr. Arwine advised that the options were copper, plastic or galvanized pipe. He agreed that copper would age nicely; however, he suggested from the standpoint of thickness, the galvanized pipe was preferrable. Mr. Arwine noted that even then, he would have to heat wrap it to keep it from freezing. He confirmed the water calculations were based upon the pump. Mr. Arwine reviewed the water collection system for the building.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 25-21 as presented with the mortar tan color as the pipe color.

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

COA 25-22 (S 25-12): Freestanding Sign – 109 West Washington St. – Every Little Something

Deputy Town Manager Moore reported that the proposed location contained a freestanding sign many years ago and advised that the proposal was to remove the existing window graphics and hang a new sign on a seven-foot-high freestanding sign bracket. He noted that the sign would be in the same color scheme as the existing hanging sign. In response to an inquiry from the Committee, Mr. Moore confirmed there would be no height issues, as the sign would not be over a required walking surface.

Nicole Madden, of Quail Run Signs, advised that everything would be as shown in the shop drawings.

The Committee agreed the sign looked nice as proposed.

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 25-22 (S 25-12), a request of Nicole Ferguson for a freestanding sign at 109 West Washington Street – Every Little Something.

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

COA 25-23 (S 25-13): Projecting Sign, Window Sign, and Re-painting – 101 W. Federal Street – Bedford Lee

Deputy Town Manager Moore reported that the proposal was for the building owner's sign that was located on the sign bracket to be replaced by the tenant's sign. He further reported that the tenant would like to add a 1.5 square foot window graphic to the storm door and repaint the front door and frame of the storm door. Mr. Moore advised that the paint color would match the field color on the projecting sign.

In response to an inquiry from the Committee, Sarah Horton, the applicant, confirmed the door trim would remain white.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 25-23 as submitted.

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

COA 25-24: Building Repainting & Replacement of Doors – 19 S. Madison Street and 2 E. Federal Street – Bonnie Burns, AIA

Deputy Town Manager Moore reported that this request was to repaint the building, with the exception of the stone on the front, in the color of Aura, which was a light beige. He further reported that all the doors would be repainted Flamenco. Mr. Moore advised that the five doors would be wood and would contain simulated divided lights. He reviewed the proposed style of each door and their location.

The Committee agreed they liked the proposal as presented.

In response to an inquiry from the Committee, Bonnie Burns, the architect, advised that she was talking to the owner about the door hardware and opined that it would be similar to the hardware on the bookstore's door, which was in an aged bronze finish.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 25-24, a request of Bonnie Burns, for building repainting and replacement of five doors as presented.

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

Discussion Items

JARB Awards

Chair Clites reviewed the history of the Joint Architectural Review Board (JARB) awards. He reminded the Committee that Middleburg missed the deadline for submitting nominations; however, it was extended so they could be offered. Mr. Clites noted that no construction projects had been completed in the last year and suggested the only nominations be for signage.

Deputy Town Manager Moore displayed three possible signs for the Committee's consideration – Balloon Designs, Red Fox Inn, and Tri-County Feeds/TFC Loft. He reviewed the details of each sign. After some discussion, the Committee agreed to nominate the three signs for a JARB sign award.

Chair Clites volunteered to assist Deputy Town Manager Moore with the drafting of the nomination forms.

Deputy Town Manager Moore advised that he would get the forms submitted on August 8th.

September Meeting Quorum

Chair Clites asked the members to notify Town Clerk North if they were not able to attend the September 4th meeting.

There being no further business, the meeting was adjourned at 7:27 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: I'm sorry. Excuse me. We'll bring the meeting to order for Thursday, August the 7th, 2025. The Middleburg Historic District Review Committee's regularly scheduled meeting. Our first order of business is a 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 is absent. Committee Member Littleton.

Margaret Littleton: Here.

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

Cindy Pearson: Here.

Tim Clites: Thank you. Next item is public comments. If you're here for something on the agenda, we will get to your specific comments. If you're here as a member of the public and want to provide us any comments before we get into our agenda, now's the time to do so and come up to the what's that thing called?

Rhonda North: Lectern.

Tim Clites: The Lectern. Your name and your address, please. And I think Rhonda has a little timer for three minutes. Not that that's been a problem, but just so you know, when that thing starts flashing.

Deborah Staylee: Sure. Okay. Hi. Good evening. I'm Deborah Staylee. I live at 21197 Saint Louis Road. I've been coming to Middleburg for over 40 years. And eventually I moved out here. I was lucky enough to move out here. And I want to say that the charm of our town is like no other. And the aesthetics of all the shops, they're not cookie cutter. They look like they've been there for a long time. There's nothing flashy about our town, And I feel that what Rachel is proposing, the improvements to the storefront for her antique shop will really fit in and maybe uplift the aesthetics of the village shops. Also, by putting on an awning on the front, it gives shoppers a little bit of a shelter if it's raining or if it's snowing. And plus, it gives it shade for the front window as well. I noticed that there are several other shops in the town that have awnings. The majority of them look very charming, and some of them looks like they need a little bit of updating. But, you know, that happens. Weather happens. Also, the paint colors that she has chosen, it's a green. It's not deep, deep green, but it's not a light green. It's kind of middle of the road green. And I believe that that fits in very well with the rest of the look of our village. Investing in a storefront means that someone has a serious commitment to their business, and they want to attract people. That attracts people to come in. Foot traffic. It generates revenue and also helps somewhat with taxes. But if we don't

adhere to certain standards, then things can go by the wayside, and our village won't look as charming as it used to. But moving forward we don't have as many empty shops as we used to in past couple years. There's several new businesses that have opened and that are thriving. And what I noticed about the businesses that have come recently, there women in businesses, and I think that says a lot for itself. Having commitment in your business is a wonderful thing, and I hope that you consider all the aesthetics that she is planning for the storefront, and they are definitely improvements. Thank you.

Tim Clites: Thank you.

Deborah Staylee: And I could talk for another hour.

Tim Clites: Well, we're the historic committee. We can talk for another hour too, and unfortunately, we might have to. So thank you for your comments. We appreciate it. Anyone else? All right. The next item is approval of our minutes from the July 3, 2025 meeting. Has everyone had a chance to review the minutes and are there any edits or adjustments? Seeing none. I move that we approve them as submitted.

Punkin Lee: Second.

Tim Clites: All those in favor?

Punkin Lee: Aye.

Cindy Pearson: Aye.

Margaret Littleton: Aye.

Tim Clites: Any opposed? Abstain?

Bill Anderson: Abstain. Thank you.

Tim Clites: Motion passes. All right. Next item is old business. We have a pretty full agenda. Anybody that's read it, we'll see. So, we'll try to keep things moving along but still take the time to do our job. COA 25-16 (S 25-09). Request of Rachel Harshman for projecting sign a window sign repainting and awnings at 7 West Washington Street, Grandeur Antiques. Mr. Moore. Thank you, Mr. Chairman.

Will Moore: Most of you will recall this application from last month. There were a few issues and comments, guidance provided by the committee. The applicant property owner and myself. Did meet to kind of go over the signage situation. The proposal as it has been revised within the updated package would now comply with the allotment for the building when it comes to the signage. The one thing that I will note. So, we have the projecting sign that would be put in place on a new bracket. There was a bracket at this location. It is no longer there. But when the antique store, the previous antique store was there, obviously the graphic on the left, you can see that that bracket was in place. So, a new bracket would be put here along with the projecting sign. There would be a smaller amount of window signage in the doorway to that business. And then for shop two, which is under the archway recessed a little bit there would be window signage, only. The portion that you see depicted on the doorway would not count toward that allotment because of the orientation of the door, but it is shown, nonetheless. So as far as what counts toward the allotment, what's subject to approval? It is limited just to the two words here. Grandeur and Antiques. So that would be the proposal for the signage as it has been revised. With the colors previously this was proposed with all the trim in black. The applicant has revised that to this color. It's called Breakfast Room Green. Farrow and Bali color. You see a couple of different examples or graphic representations of it here.

Will Moore: This might be the best to give you just the context of the green against the stone wall behind. There are some graphics included here. We, we saw a couple months ago our first AI generated

graphic. We now have another one. But this one does beg for some clarification that we hope the applicant can provide here whether or not what is shown on the sides here where it looks like there is some application of some sort of molding or something to the vertical portion to mimic a column. What that is actually intended to represent, as well as the gold portion up here. We don't have any specific details on that. There is a separate graphic provided here that shows something similar, with some texture on the vertical portions, as well as a gold top. But again, we lack the details. So that's going to be something you'll need clarification on. While we're still on Shoppe 1 we have a revised awning as well. So, with the revised color this is the same matching color with three patterns of three white thin stripes along it. So, this again, is just a graphic representation. But here is the actual sample shown. Moving over to Shoppe 2. The proposal would be to repaint all of the stain trim the same color, the Farrow Bali Green, and then a matching awning to replace the existing red awning. Again, this is the recessed space under the stone archway. So that's really the quick update. Again, with the allotment of the signage now in compliance that is was a major concern last month. I will say I referenced in my report there are a number of empty brackets still on the facade of the building. Trying to see if I have it. So, in the graphic on the right here, you can see where the Grandeur Antiques projecting sign would go. You'll see just behind it there are two empty projecting brackets. There is also a third bracket on the second level, which currently contains a sign that will have to be removed in order for this application to come in conformance with the allotment, it is proposed to be removed. One of the concerns with this particular building in the past that we have previously discussed was kind of the slightly haphazard arrangement of the number of brackets on it. Staff would suggest that along with the removal of the second story sign that second story bracket would need to come down as well. The property owner has expressed an interest in keeping a bracket or brackets in place to use for temporary signage. Something like an open flag that could be put out on a temporary basis. Staff suggestion would be for you to consider maybe leaving one of the projecting brackets for that purpose but not two. Again, I think two empty projecting brackets on the first level would continue to have that kind of look that we've been trying to get corrected on the building, but it would be up to you to consider whether allowing one of those brackets to remain for temporary flag purposes. That is the update for now, unless you have any questions for me.

Tim Clites: Thank you. That's very helpful. Anyone from the. Yes. Applicant.

Nicole Madden: Hi, I'm Nicole from Quail Run Signs. Nice to see you all again today. I wanted to highlight. Yes, we want the projecting sign and the gold leaf imitation gold vinyl. But near the end of the bracket, there is a wall sign that we are also proposing for this application. I left it near towards the end because it was depending on the amendment of the directory that is existing. So, we're going to be moving like all the tenants up. So that's allocated a certain square footage so that therefore we've got allowance for a wall sign as well for this application.

Tim Clites: And I'm sorry, just so I understand is the wall size is not something we're looking at right now. You're saying it would be an addition.

Will Moore: It is not included in your application package. [off mic]

Tim Clites: But if it met the square footage, it could be considered.

Will Moore: It could be considered, correct.

Tim Clites: Yeah.

Nicole Madden: Okay. Because I have it in that piece.

Will Moore: It's not in the applicant's package.

Nicole Madden: Okay, understandable.

Tim Clites: All right. Okay. Thank you. Great.

Nicole Madden: Do we want to talk about columns?

Rachel Harshman: Yeah, talk about columns.

Tim Clites: I'm sorry.

Rachel Harshman: Talk about the columns.

Tim Clites: What? Yes. We will. I'm sure we will. Why don't we go through the comments and you're certainly welcome then. Let's get everyone's comments just to see how the committee is responding. Let's start with signage and then let's talk about colors and architectural detail and awnings, maybe together. And then we'll make sure and come back and give you opportunity like, yeah, we'll definitely engage you. Does that make sense to the committee? Sure. Okay. So, signage let's and I'm only picking that first because I think now that it meets the ordinance, perhaps it's an easy discussion and then we can focus on the other items that aren't necessarily hard, but maybe they're just a little different. Bill.

Bill Anderson: I was not here most of [off mic] Thank you. I wasn't here last month, so I did read the minutes very carefully and it was put together well. With regards to the signage the issue of area has been resolved and as far as I can tell, the graphics on the sign I think is very, very nice. And I think are we talking about the brackets also? I think the way it's been just described with the brackets as the summary from the staff, I would agree with.

Margaret Littleton: With staff.

Bill Anderson: The staff summary yeah of the bracket issue.

Tim Clites: Okay. Thank you. Margaret.

Margaret Littleton: I love your sign. I think it's great. Well thought out and very attractive. I don't know where you're going to put the open sign if you're leaving something, but I don't know where it is on the picture. When you are, when you have a flag that says I'm open or I'm not open, or American flag, where are you going to put it?

Nicole Madden: Yeah, I believe it'll be on one of the projecting brackets that out there. Okay.

Tim Clites: I'm sorry. Can you bring that picture up for us, Mr. Moore? Actually, it's right on the big screen. If you look at the middle picture.

Margaret Littleton: Up here? Oh, I see. Okay.

Tim Clites: One of those would well, potentially, staff's recommending that one of those remain for use for a temporary open [off mic].

Punkin Lee: Right.

Tim Clites: Or banner.

Margaret Littleton: I agree. Just one.

Will Moore: Just one. And just to clarify this, this was not specifically requested by the business owner. This was the property owner who suggested that. So, the business owner might, may or may not wish for that but. Thank you.

Tim Clites: Thank you.

Margaret Littleton: So, I think signage is all taken care of.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think the sign is really nice. I just have a question. Why wouldn't you take unless I'm misunderstanding? There are two. One bracket definitely come down just to get the bracket issue. And you're thinking of leaving the other one for an open thing, which would be a flag. I thought there were two flag holders already on the building, so why would you need to keep the two blank sign brackets?

Margaret Littleton: I agree.

Nicole Madden: A small comment. They've been removed. Both holders of the building have been removed.

Punkin Lee: But a sign bracket won't hold one of those flagpoles. So, I was just. Bracket issues seem to be.

Will Moore: Yeah. I think the intent would not to attach a flagpole holder to one of the brackets. It would be just to attach a flag directly to the bracket. I think that's the intention, I think.

Punkin Lee: Confusing, but your sign's great.

Nicole Madden: I think. I think maybe this might help. It's a flag holder that would support tenants in the building should someone want an open flag or an American flag posted. It's not specific for a business. I hope that makes more sense.

Punkin Lee: Right. But you had two flag holders there that have been removed and want to keep an extra bracket.

Nicole Madden: But I think there were specific for the business, from my understanding. I could be wrong there.

Punkin Lee: I was just trying to clarify the bracket issue.

Nicole Madden: Yeah. I understand.

Punkin Lee: The sign is lovely. Sorry.

Nicole Madden: Yeah. Thank you. No. You're fine.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I have a follow up on that question the Punkin just gave you. If it's an open sign, you can't reach up there to take it down every day. It would remain up all the time. And that kind of defeats the purpose of an open sign. So, you know, if that is what you're doing, I think that's the wrong way to go about it. You need to have something you can reach and take in at the end of the day. I don't think anybody's going to climb a ladder and do that, but we will carry on. And I have on the page that has Shoppe number one complete on the front of it that. Next. Another one. One more. That one. That picture of the sign is different. It doesn't have the green on it that the other picture has. Will green be on all the signs that match the building?

Nicole Madden: It would be. My apologies for that I overlooked that.

Cindy Pearson: Oh, okay. Just checking.

Nicole Madden: So yes, it would look exactly like the one that's on the screen right now.

Cindy Pearson: Great. And that light pole that's there in front of the window inside, I believe. On yes, that. Is that already there? [inaudible] That is there. Okay. I didn't know if you were placing it there or it was already there. Okay. Thank you. Let's see if I had anything else. And yes, I would suggest, as Will did with the brackets. Take one from up and then one of the lower ones to be, you know, for now, they can always be replaced at a different time, I'm sure. But that's all I have on signs right now.

Tim Clites: Thank you. I have a question, Mr. Moore related to flags, the open flag. And I'm sorry I didn't research this in either our guidance or zoning. Is that just something that's allowed, kind of like the sign? Let me ask the question differently. If they decide to go add an open flag on a building, can I just do that as a building owner or and that's not a permanent sign. So, a discretionary thing that I hate to say anybody can do it, but anybody that has a shop around the building can do that?

Will Moore: Correct. We would monitor that simply like Council Member Pearson was saying, if you're displaying an open flag, we don't interpret the word open as commercial signage. However, the expectation is when you're not open that that flag comes down. So, it does bear the question whether or not using a projecting sign bracket for that purpose is practical. But if it were used in that way that would be okay.

Tim Clites: Thank you. I don't have any additional comments. I think the sign, particularly in the context of the next items that we're going to talk about, I like the sign a lot. I think it's great the color scheme. Not to get ahead of the conversation, but I like the little touch of the border tying in with your intentions for the paint scheme. So, I thought it's really nice and I guess on the brackets at a minimum, I would say I would agree with the staff. I had the same thought Cindy had. And to me, I think the opportunity to clean the building up seems more important than the potential that that bracket hang empty for a long time because it can't be used as discussed. And if an open flag is something that can be added really without our oversight, it would seem to me like that might be a better balance of those items. But that's just my opinion, so I'll leave you to chew on that. Let's go back through the list and let's talk about the colors and awning. And I think maybe it's nice to do those at the same time, since they seem fairly related. Bill.

Bill Anderson: Thank you. I actually like the colors very much like the particularly the awning in this color with the stripes. The only color I and jumps out of me is in one of the, and this is an architectural detail, I guess, but one of the I think it's page six, the Capitol. On top of these, it looks like fluted moldings that look like a fluted column. And then in the small little image to the right is a kind of a more of a traditional, you know Roman Column you know, Corinthian Column had. And getting back to the color, though, these colors just jumped right out at you to gold. But. What is it? What is going to be there? Is it the Corinthian Column? Is it this? I don't know what quite how to describe it. [off mic] Yeah, it looks like a light. Or I might suggest that when you look at the existing image of the corner, as a matter of fact, it's in the I think it's in the first slide that shows where the shows a picture of the sign with the green border. When you look at the edge of that Shoppe one to me, the column that's there, along with whatever's being done to the top of the shop, is superior to what's being suggested in the two options.

Tim Clites: If I can interrupt, thank you. And so that we all don't debate the same thing, I think it's worth like pausing to have the applicant talk to us a little bit. And if I can be so directed as to say, let's go to either slide four or let's go to slide six, please. And the same question, so that we all don't spend a bunch of time debating. And I think the questions are which of those images is your intention for the architectural detail of the columns, the plinth that's below them and the paneling below the window. And the door also has a panel in it. In the small picture and in the larger picture, it's the stone with the door. Or

is that are we looking at two options, or are we looking at an intention, or is it just like that's the graphic I had, so I popped it in there. [inaudible]

Nicole Madden: Unfortunately, I didn't have the column details when I was putting this together. So, I was like, this is I want to like, show her vision. But I didn't have the architectural details, which is why it is a bit of a poor drawing. And for that I apologize for. We do actually have spec drawings for you today if you want to review them, and they are in detail for your review, and it will give you a better idea of what we're trying to propose.

Tim Clites: Sure. That absolutely would help. So, we don't just spend too much time discussing it. Yep. Yes.

Bill Anderson: Just to that end, if you look at slide five or sheet five, that's the let's call them the columns. And the plinth that is exists now in the color that's proposed. And all I'm saying is that to me is more appropriate than the two schemes in my opinion.

Tim Clites: Right.

Bill Anderson: For consideration.

Tim Clites: Thank you. All right. We'll pass this along. Margaret, would you like to those comments aside until you get the details?

Margaret Littleton: Well. I don't know what you're intending to, in one of these you're intending to paint the stone. Correct.

Rachel Harshman: We're not going to paint the stone.

Margaret Littleton: You're not going to paint it?

Rachel Harshman: No.

Margaret Littleton: That's good.

Rachel Harshman: Just the wood.

Margaret Littleton: Just the wood. I think that looks better, too. And I agree with Bill that I don't understand what the gold is the top, the finials or whatever you're going to call them. Are they bright brass gold, 23 [multiple speakers]?

Rachel Harshman: It is. But instead, like, if you don't like the bright gold, I could do little brushstrokes of gold just to kind of bring a little bit of the Corinthian look out.

Margaret Littleton: Where would you put that?

Rachel Harshman: Just at the top where it shows like the gold, but maybe not as much if you think it's too over the top. I mean, it's.

Nicole Madden: As I mentioned before, that is a bit of a poor rendering of the column, and it was just there as a pure suggestion. Obviously with the, I can update the drawing with this and make it look.

Margaret Littleton: I understand.

Nicole Madden: Yeah.

Margaret Littleton: Picture says a thousand words. [laughter]

Tim Clites: And so, I think Margaret, I think that. Hold on. Have Margaret look at the column. That's the column detail that they're proposing Margaret. And the capital of that is where the gold will be painted the Corinthian.

Margaret Littleton: I think it's very pretty. And I, I would think that just the brushstrokes would look better.

Rachel Harshman: Brush. Yes.

Margaret Littleton: In the grooves.

Rachel Harshman: Very lightly just to give it a little bit of color but not.

Margaret Littleton: Right. Coordinate with the gold lettering.

Rachel Harshman: Thank you.

Margaret Littleton: And that's the color.

Rachel Harshman: You like that yeah?

Margaret Littleton: It is the first thing that you see on the page. The boing, there's the gold.

Rachel Harshman: Bling.

Nicole Madden: Again, I apologize [multiple speakers].

Margaret Littleton: Thank you. [ringing]

Tim Clites: I'm so sorry. That was my mistake. Punkin.

Punkin Lee: I like the green and the awning. I think it's very nice. And you're leaving the stone under the big window and the stone under the door?

Speaker2: Yes, natural.

Punkin Lee: As is. I think that's nice. All the I think the gold, those columns don't really fit that as presented with the regular Corinthian column and the ornate top don't really fit much in town. When you kind of look at your nice entrance now that it's green with the little awning, they just don't, to me, seem very compatible, too much gold. I get to tie it into the sign, you know. But it's just to me, it doesn't look that appropriate for that type of building. You've got an old stone structure, and then you put this fancy columns where the existing they're not columns, but sides painted green look really nice. I mean, it just looks like a very welcoming shop. Not quite so dressy.

Rachel Harshman: Are you saying you don't, Punkin you don't like the Corinthian style? Is that more?

Punkin Lee: The Columns just seem like, let's put columns on it because it's attractive without it. A little too much to me, that's just my opinion.

Rachel Harshman: Yeah.

Punkin Lee: Looking at that location and the rest of the building and what it how it appears it just looks like it got way too dressed up. It didn't need to get quite so dressy which it looked because it looks really nice. The awning and the green, I think it's just so nice with the stone. It's very country. Country elegance sometimes doesn't need a lot of addition.

Rachel Harshman: Well, I would like to add some columns, even if I need to tone down the style of the columns. Because a lot of the wood is dry rotted.

Punkin Lee: And the rest of the story.

Rachel Harshman: Yes. And I wanted to define the building a little bit better, around which I think aesthetically that would look much nicer than what is there right now. So, if you think it's a little too fancy, I can take it down a notch, you know, make it look a little bit more traditional. But I would like to have the columns because I think what's there right now needs definitely some improvement. And this company that actually creates the columns, they piece them together. You get to choose your base, your middle, your top. So, I can change any of that so I can tone it down a bit, maybe a little plainer you know, if that's something that you think fits with the town a little bit more. But I do think something needs to go over it, which would help with the situation with the wood that's literally falling apart. So, it would also be it's costly to do this but would be more costly to actually change all that wood out. So, I was trying to think of and this is of course the column company they do plantations, historic buildings. I mean, that's what they specialize in. So, it's not going to it's going to look like it's, you know, wood. And there's some of the material that's listed on the last page. So, once you paint it, you won't even be able to tell. You're going to think, oh my gosh, someone you know spent a lot of money on this.

Punkin Lee: Had these columns. Is there a space between the existing boards that are, I mean, the wood structure that is falling apart, is there a space in between?

Rachel Harshman: It wraps it around so you can't even see. You won't even see a seam. It looks like it's.

Punkin Lee: Will it support it, it's falling down?

Rachel Harshman: Oh, yeah. No, this is really it's not just like an aesthetic. You just stick it up. I mean, it's also a support they use them on, you know, old historic buildings, you know, especially when it's really costly to remove the pillars and have to put another pillar up. So, this is usually the solution, which it also structurally helps.

Punkin Lee: I would think something along that less ornate vein would be in keeping with that facade of the building now. And the awning, you know. Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Thank you. Following up on Punkin's conversation, the picture of the bill related to where you have the bracket with grandeur on it. It's close to the beginning. Anyway, those columns, I, you know, you'd need to stick in the period of the building, and those columns are what it is. And if you look at the top a little bit more, it has some nice. And give me the words Tim, finish the, the different up here. That whatever goes around there and.

Rachel Harshman: Is that fascia, right?

Cindy Pearson: Yeah. Anyway, the trim on the column on that window would be, I believe, more appropriate than the gold. The gold just doesn't seem to fit with the period of that building at all. So, I agree with what Bill said on that. And let's see on our guidelines too it does always. It has in the Historic District with the repainting and placement. It says take care should be taken to avoid overly bright and garnished color selections. And the gold is kind of overly bright, and a garnish color compared to the

other buildings in town. We just really don't use that color a lot. Let's see. I think that and with the other color, I am not a green person, but I'll have to say it's 100% better than the black, or maybe 150% better than the black or 10 million times. And I do think the awnings add a nice little touch. And with the stone, it'll soften it up. And I was just going to make a comment, really kind of bringing up streetscape in this with the ivy growing on the building. Are you all going to remove some of the ivy? That will destroy.

Rachel Harshman: I already did.

Cindy Pearson: Oh, good that's so bad. It's beautiful, but it really can tear up the. Yes. Thank you.

Rachel Harshman: Yeah, it does eat the mortar.

Cindy Pearson: Yes, it does. Yeah. [off mic].

Margaret Littleton: You have two pictures of the awning. Is it going to be loop de loop or straight?

Rachel Harshman: Straight.

Margaret Littleton: Perfect.

Cindy Pearson: Okay. Understood.

Rachel Harshman: Just a thought for the gold if I do just a teeny bit. Just to have it go with the lettering, but not overly. Would you consider that with a toned-down version of the columns?

Punkin Lee: I think we'd have to see the columns and see where the gold was going.

Rachel Harshman: Okay.

Tim Clites: So, this has been a really interesting discussion. Thank you.

Rachel Harshman: New standard.

Tim Clites: I say sometimes I think my job is the easiest because I get to speak last, and sometimes maybe it's the hardest because there's a lot of good things to talk about. And so, I certainly don't have a conclusion. I do think there's an interesting I never noticed in our ordinance talking about speaking of awnings, I think Mr. Moore captured it in the first page or two of his report that awnings should be plain colors on buildings that are ornate and could be striped or patterned on buildings that are more simple. And I never noticed that before. Not that that we have to like that's like the only option. But it was an interesting observation when I looked at this because I like others, felt like the Corinthian fluted column was just a step or two too much. However, in fairness to the applicant, the input on the condition of the columns. If we go to page one and zoom in to the top of the column and we actually look at the details. I don't think those are original details to this building, when it was what was it, a Chevrolet dealership or something? And so, to me they look like you know, a capital molding, a little neck molding and a base that really looks like a baseboard made into a molding. It's not particularly worth replicating or keeping. And so, I think it's a good question to ask, where's the balance? And in a classic sense, it would be, what, like a Tuscan column or something classically proportioned. And then the question becomes, do you break a roll and flute that because the applicant wants a certain amount of detail and I'm not looking to design it, I'm just looking to further the conversation that the committee has had. I think the columns that are there, if they need replaced, could be much improved by the manufacturer that you've picked too. Yes, all of us traditional architects use columns like that. And the benefit of a company like that is they get the proportions of the base, and they get that right for a given height. So, I think you're headed in the right direction. My sense is the Corinthian and the flute it is just it's just a step too much for this building. And I think that's been I'm really just echoing although I felt that way before I heard the comments of others.

I'm kind of echoing many of the comments we've heard tonight. So, I think there's a good solution there that actually will improve the building or that piece of the building. We haven't talked about the piece that's under the stone arch, but just looking at that piece, I'm glad to hear you're keeping the stone. I think it's, you know, it's nice. Even though it's a little awkward under the columns, I think it's nice. [multiple speakers] And so that means you'll keep the door as a full glass door and just paint that. Yeah.

Rachel Harshman: Yes.

Tim Clites: Then I do have one of the awning questions for this opening was answered. I have one other which is on page four. The awning goes above the transoms, and on page five it goes below the transom. And page six it goes below and above the transom. And so, I wonder I want to start with what are your intentions?

Rachel Harshman: Right below the transoms.

Tim Clites: Below the transoms.

Rachel Harshman: Yes.

Tim Clites: Okay.

Rachel Harshman: Yeah.

Tim Clites: I was guessing that's where you were, but I thought I should ask. So, does everybody see that difference? [multiple speakers] If you look at look at the image, the little picture.

Rachel Harshman: So, the transoms are the little windows on the top. So, the awning would be connected to the middle, piece of the wood.

Tim Clites: Right below those little. [multiple speakers]

Rachel Harshman: Below the transom. Yeah. To also allow more light into the space.

Tim Clites: And you'll be able to do that and still have the headroom to walk under it.

Rachel Harshman: Correct.

Tim Clites: Yeah.

Rachel Harshman: Yeah. There's plenty of height.

Tim Clites: Yeah. Great. Does everyone on the committee understand that?

Rachel Harshman: I think the one to the right with the fancy gold and covering everything is my dream window. We just forgot to modify it. [laughter]

Tim Clites: It's a that's a great image, by the way. And I think in a little more urban of a town with a little more diverse architecture, you know, we're well, someone said it.

Rachel Harshman: Old school.

Tim Clites: Yeah. We're just we're this little kind of old federal town, right? Like a lot of the architecture here. And so, there is a certain simplicity to a lot of what we see. You were about to say something.

Bill Anderson: No, I was just before this, I saw this. My comments on the columns were, you know, I couldn't really figure out what was going on, and that's why I said keeping it as is. Maybe with some molding would have been better. But I think I agree with you something simpler, nothing quite as decorative as that. But like you said, a Tuscan or something. Because, you know, you think about this shop and its name is grander, you know, so, I mean, just two nice little columns on the side, nice little columns, something that is not, as you know, but I mean, that is over the top pretty much. It's almost like the Corinthians, I guess works for this. I mean, but something simple, the Tuscan and what shows here is an engaged column. So, I think you're going to be surprised when you take the molding off of what's there, of what you have and what you're going to have to try to fit a column. [off mic] What may it may be? It may be more than just an engaged, half engaged column like that.

Rachel Harshman: They're pretty good about fitting those because they use them quite a bit too.

Bill Anderson: You can always make that work by building something out. But I'm just saying I don't know what's underneath that trim.

Tim Clites: And so, a point of clarification. Again, when we talk about the depth and I guess probably we're going to need to come back with a slight revision to this. But if we go back to page one and we look at the entablature, the piece that's above the column, it projects out, and I'm just going to guess it projects out ten inches or so. You were going to keep that projection?

Rachel Harshman: Yes. It's just but it's going to. Well, I was going to replace it with a little bit more of a dental molding. Let me look at my notes. [multiple speakers].

Tim Clites: I think that's in one of the images in the packet.

Rachel Harshman: So that's the one here. [multiple speakers]

Tim Clites: See that? Yeah, we'd want to see that together and to scale.

Rachel Harshman: Okay. Okay. With a little bit plainer columns, more traditional.

Tim Clites: Well, I can't speak for the whole group, but I'm kind.

Rachel Harshman: I mean they are all traditional. It's just. [multiple speakers].

Tim Clites: That are all traditional, that's right. It's a matter of how elevated is the design?

Rachel Harshman: You want it toned down?

Tim Clites: I think so. Which is still an improvement from what's there. Quite a bit, I think.

Rachel Harshman: Yeah. Absolutely. I mean, even the shape, I wanted to kind of make it a teeny bit more circular. You know like a traditional column. I think it would aesthetically look really nice against the stone.

Tim Clites: And so, when you look at that and think about it being engaged to the stone that company makes square engaged columns too. So, it's worth looking at and thinking about how that all fits underneath the little piece above because the round may be just round enough that it kind of has a collision at the back side. We just have to say I don't I'm, I'm speculating without, you know, kind of the cut sheet. But my point of my question is to understand that your intention is not to make that roof stick out further or protect the roof it's to put the detail under the roof.

Rachel Harshman: Correct.

Tim Clites: And I just want the committee to understand that in terms of how much depth. [multiple speakers].

Rachel Harshman: That's not making it bigger.

Tim Clites: Okay.

Rachel Harshman: No.

Tim Clites: All right. So then, in the spirit of continuing to keep moving, should we go to the other opening? And Bill, we'll start with you and any comments on now this is the opening that's inside the arch. It's still visible from the street. It has a red awning right now with stained wood. And Bill we'll start with you and come down the line.

Bill Anderson: Again, I guess starting with the color again, it's consistent. And the awning same awning consistent. I really, I don't really have any problems with this at all, or I like it.

Tim Clites: Thank you. Margaret.

Bill Anderson: I think we beat to death the awning. I mean, it's the same straight. [laughter]

Tim Clites: Yeah, understood. Yeah.

Rachel Harshman: It would both match. Yeah, straight.

Margaret Littleton: I think it looks fine. I don't know why, was there a stone under the paneling under the big window, did I? I've seen so many pictures here. Is it stone? Are we just going to paint that?

Will Moore: It's existing wood.

Rachel Harshman: It's all the wood I would paint. But the actual stucco with the stone is going to stay that color.

Margaret Littleton: No, it's very pretty. Thank you.

Tim Clites: Thank you. Punkin.

Punkin Lee: I kind of like the wood in there, but I get the just because it's different from so much paint that if you had thought about the columns being green and leaving the wood, but that's a lot of wood. So, I think it's, very nice.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I have no comment on that.

Tim Clites: Great. I don't have any comments. I have a question. And this is not a yes. There's no right answer. Have you thought about painting the stucco the green, or does that feel like just too much green? The stucco, the little bit of the column between it? There's no right answer for me. It just crossed my mind. Like I wonder what they debated before they presented this.

Rachel Harshman: I thought. But I agree, I think maybe keeping it the neutral color kind of still goes really nicely with the stone, and then you just frame it with the green.

Tim Clites: The green. Yeah. Well, there is something about that stucco that's kind of in the base color of your siding, more or less. Right.

Rachel Harshman: Yes.

Tim Clites: Yeah.

Rachel Harshman: It's a good color. It definitely. It's pretty much like the background of the sign.

Tim Clites: Yeah. Great. I don't have any other comments I know I like that as well as more just a question out of interest. Okay. So did I miss anything, Mr. Moore or it seems like there's some consensus on signage, although someone will have to make a motion to clarify brackets which are in or out. What's the intention there? And then I think we could also clarify which in the motion things that are approved, can we make a motion and ask for them to come back with architectural details on one piece. Or would you prefer? Is that okay?

Will Moore: Yeah. That's fine. If you want to essentially cut them loose too, you know, approve the awning design, the signs even just conceptually the paint color. My concern remains with the detailing on the shop one space. We had no opportunity to review that at a staff level ahead of time on materials design, anything like that. The concept of the molding at the top being changed now is brand new, too. So, I think it's really important that when they come back next month, that it's a really complete idea of what's desired.

Tim Clites: What's going to happen there? Yeah. But I think it's nice so that we're only looking at that. If we are in agreement, we can then only look at that next month. Yeah. Does that seem like a good I mean, are you all comfortable with that approach?

Rachel Harshman: To your saying.

Tim Clites: I'm going to make a motion to approve.

Rachel Harshman: Yes.

Tim Clites: Everything except the panel number one.

Rachel Harshman: With the columns. Yeah.

Tim Clites: So, you'll come back next month, and we'll look at just that. Well, we won't debate all the rest of it because.

Rachel Harshman: Yes. [multiple speakers]

Tim Clites: Yeah. All right. So, does Punkin want to make a motion? [laughter] A great question.

Bill Anderson: In the meeting minutes from last meeting, was there and [inaudible] [multiple speakers] issue. Did I misread that?

Tim Clites: I think that's on another application coming up.

Bill Anderson: They all go together.

Tim Clites: Yeah, I know.

Bill Anderson: Okay.

Tim Clites: Not on not on this one that I know. Your intention is to leave the sconce that's there for now.

Rachel Harshman: I'm sorry. Say that one more time.

Tim Clites: The sconce beside the door in the picture we're looking at you're going to leave it? If you decide to change it bring it back next month. Bring the light if you're going to.

Rachel Harshman: Oh, the light, the lantern. Yeah.

Tim Clites: Yeah. Be advised that if that is non dark sky Compliant. Changing it will require you to use a fixture that's has a [multiple speakers] covering. And so just yeah, be aware of that. That fixture is old enough that it's allowed to stay, but you couldn't replace it like it is.

Rachel Harshman: Okay. I think we're going to keep it right.

Charles Carroll: But so, we're going to wait till next month before they can move forward on [off mic]?

Tim Clites: On?

Charles Carroll: Yeah. The window [off mic]

Tim Clites: We're going to try to put together a motion and then it will clarify, I believe that there's enough consensus to approve everything but the details of Window Shoppe one.

Charles Carroll: Right. Are you saying that that does not get approved until next month?

Tim Clites: Yes. Unless the committee decides to approve what we have in front of us. Yeah. Okay. Okay. Okay, okay. So. You would like me to make the motion? Okay, well, I made a few notes. And I'm going to have to go out on a limb, so I'm happy if someone wants to amend this motion. I would start with the two empty brackets. First, the sign as presented, I would propose. I'm making a motion that we approve the signage as presented. And that that include the removal of both empty brackets on the first floor and the sign and bracket on the second floor so that it's in compliance with the total sign square footage. And I further move that we approve on 7C shoppe two the signage, colors and awning as submitted with the clarification that the awning has a straight cut to the bottom and is not scalloped, and I move that we ask the applicant to provide us a revised shoppe one with a simpler column and architectural detailing more consistent with the character of the building and this part of the street front, which we believe does not include Corinthian columns. Color scheme approved as submitted.

Bill Anderson: Second.

Tim Clites: Any discussion?

Cindy Pearson: Do we need to say anything about the awning on the first window that's approved? But not until we see the whole?

Tim Clites: The awning on the first window. Thank you. That's a good clarification. I think if they were to move forward with awning people, the awning on the first window would go under the transom window and would be. I'm comfortable approving that at this point too if that helps. [off mic] Straight across the bottom to match the other. I mean, is that acceptable to Bill as the second? Any further amendments?

Cindy Pearson: Just the question of the one piece that had the little things that look like teeth. [off mic] Yes, that dental molding. Do we need to see that clear? Okay. [multiple speakers]

Tim Clites: Come back to that next month.

Cindy Pearson: Yes. Thank you.

Tim Clites: That's part of shoppe one. All right. All those in favor?

All of the Committee: Aye.

Tim Clites: Any opposed? Any abstain? Thank you, thank you. Appreciate it.

Rachel Harshman: I did better than last time. Thank you.

Tim Clites: Well, we appreciate you working through this with us.

Tim Clites: Of course.

Tim Clites: I really the color scheme made me smile as soon as I opened it up. So, I hope you're happy with it, too.

Rachel Harshman: Oh, yes.

Tim Clites: I think it'll be great.

Rachel Harshman: Yes. Thank you very much.

Tim Clites: All right. Thank you all. Next item of business. COA 25-17 (S 25-10) Request of Loudoun Market for a freestanding sign, a wall sign, awnings, and repainting at 207 West Washington Street. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have my report and an updated packet. Similar to the last application, there was some discussion about a number of aspects of the application, but in most I think apparent last month was again, the proposal to paint portions of the building in black. So, the applicant has come back with a revised package here. So instead of the black paint on the existing stucco portion. It is toned down to a more neutral color, as is the central opening, which was the central garage bay previously. So that has been toned down. We will only have awnings on the outer two former garage bay openings above the central opening now would be a wall sign instead. And then with the signage the sign out front on the existing projecting bracket has been modified as well in the same color scheme with this Alabaster Field. And there would still be some dark incorporated in the trim around the roof on the stucco portion, as well as above the brick. Some trim in this Sherwin-Williams Griffin color around the windows and doors on the western portion, as well as on the windows of the both the left and right former garage bay openings so that that would incorporate that color into the windows. Just one thing that I did not pick up on when I drafted my report to you the proposed wall sign as included in the packet right now is at 21 square feet that's actually one square foot larger than a wall sign. The maximum size that can be considered is his 20ft², but the applicant had did get word of that, and they've reduced the size of that sign just slightly to make it. I think it's now 80 by 36, but they can clarify when they step up. So that will be one necessary revision. And the other thing from last month, there was an updated lighting package included that's actually not included for your consideration this month, but they would likely plan to return on that. We've discussed before the meeting, getting together to discuss some of the requirements for the shielding of the lighting and such. But so that that's not going to be included for your consideration this month.

Tim Clites: Awesome. Thank you. Anyone from the applicant would like to speak to us this evening?

Sara Tyndell: Hi. Good to see you guys again, Sarah Tindall. So, I have some samples for you just so you can see [off mic].

Tim Clites: While we're looking at that, your address.

Sara Tyndell: Oh, the dogs.

Tim Clites: No. I love the dress, too. Your address. [laughter]

Sara Tyndell: Oh, my.

Cindy Pearson: It did sound like you said your dress.

Sara Tyndell: I did. Sorry. What address? [multiple speakers]

Tim Clites: It was. It is a pretty skirt, but that's not what was on my mind. Punkin said you need her address.

Sara Tyndell: Oh, my. [laughter]

Cindy Pearson: [off mic] Well, that was good.

Sara Tyndell: Well, you can count on me.

Tim Clites: Sorry about that.

Cindy Pearson: Your address please.

Sara Tyndell: 207 West Washington Street.

Tim Clites: Thank you.

Sara Tyndell: I'm with it now. Kind of. [off mic] [multiple speakers] So we did make just today, I had gotten word or yesterday about making some modifications to the sign would actually end up being 80 inches by 36 inches, which ends up at 20ft². Taking our entire signage to 25.5ft². So, we're ready to make that change. I don't think anything other than what we presented has changed. The only additional item we've been working with Dominion Lighting on the whole dark sky. You know, it's a little overwhelming to try to figure out how to bring that in and also find something that's historically lantern looking. It looks a little odd sometimes when the candles aren't in there and they're missing, it looks like something's broken. So, we're still noodling that a little bit. If possible, I would like to add, and I don't know if this is okay or not, but this particular light to install above the sign, I have multiple of these, but that may not be appropriate. I may have to come back for next time, but if possible.

Tim Clites: Thank you.

Sara Tyndell: So, it is LED. It's very simple. The light twists so that you can shine it on the light. I actually don't have it on this image. I added it today, and you actually don't even see it. It's a bronze. It looks almost exactly the same color as the brick.

Tim Clites: Thank you. All right, Bill.

Bill Anderson: Okay. Generally, I like first the colors. I like all the colors and the awning in that color. The dark Griffin, is it called? S.W. Griffin color for the [inaudible]. It's really a lot different than this image on this printed image. I think it's darker, and it looks a lot better when you look at it.

Sara Tyndell: It's here.

Bill Anderson: And initially when I saw this image, I also thought the front door opening was really going to be too light compared, you know, to the brick and all that. But when you. Yeah, when you really look at the photograph of the existing building and you can picture it matching, I think it's going to be fine. So, this image is really kind of deceiving. I'm just curious why Griffin this color for the muntins and then the trim on the roof is a dark bronze? That's just a question. And then one last thing, which and this is going to sound strange, I'm sure. Did you say that the fence along the side is going to be painted fence black?

Sara Tyndell: The color is it's a stain in the color of Slate.

Bill Anderson: Well.

Sara Tyndell: It's the same as what I think I'm trying to match what brick and mortar has on their side. Our side is more worn, and so I'm trying to match that.

Bill Anderson: I'm trying to remember what? I was just going to say that's a vertical fence, solid. And it's probably seven, eight feet. It's going to be this dark mass, so.

Sara Tyndell: We'd love for it to be shorter so you can see us. [laughter]

Bill Anderson: No, I'm just saying it may not have to be painted as dark. It's going to, I think, impact more of your shop than anything else.

Sara Tyndell: So, on the east side, when you're coming, you can see the color it is it's basically would just look the same on the opposite side. Is that correct, Brad?

Brad in the Audience: Correct. I think it's just it's what it was probably before. It's just faded with time.

Bill Anderson: Yeah. Okay.

Bill Anderson: The lighting submission I understand it is an LED which can provide a variety of color choices not the fixture itself, but the lamp. And what we're probably trying to do is have a light that somehow has an equivalency to an incandescent, which is the Kelvin temperature lamp. And from this spec, I don't really, I can't see how I can tell from this. In other words, we probably are not looking for is a white LED light. So again, I'm not sure how that specked with this light.

Sara Tyndell: Yeah, and I can't answer that either. But I do know that much of the dark sky compliant lights are actually LED now. So, I think there is you can change the I don't know the terms from a lighting perspective, but the warmth of the lights now more with.

Bill Anderson: You can.

Sara Tyndell: Okay.

Bill Anderson: Okay. And that's what I'm getting at, is that it's more regarding the standards for.

Sara Tyndell: Because I don't want it to be blue light either.

Bill Anderson: No, no. Of course.

Sara Tyndell: So.

Will Moore: Yeah, our guidelines I'll have to see exactly what it says in there, but 3000 is the max that we would ever consider. 2700 is pretty much the standard if [multiple speakers].

Sara Tyndell: Does that one say or?

Bill Anderson: It does not.

Sara Tyndell: It does not say. Okay.

Tim Clites: Thank you. Margaret.

Bill Anderson: Other than that fixture, I think the fixture is fine for that building.

Tim Clites: Thanks, Bill. Sorry about that. Margaret.

Margaret Littleton: Thank you. I think you've made it very handsome. It's a very big building, and you've done a good job, I like it. Have you had, are the two windows or they were the garage doors are they wood now or are they metal?

Sara Tyndell: They are wood, I believe. Is that correct? Or no they're metal?

Brad in the Audience: Those are metal. [off mic]

Sara Tyndell: Okay.

Margaret Littleton: They are metal.

Sara Tyndell: They are metal.

Margaret Littleton: They're okay there.

Sara Tyndell: So, we've got. [inaudible]

Margaret Littleton: They're old.

Sara Tyndell: Yeah. We've gotten some estimates on replacing them. And so right now we're working on the budget as to whether or not we would paint or replace. They're quite expensive but.

Margaret Littleton: And I asked you last time you're going to keep the planters.

Sara Tyndell: Yes.

Margaret Littleton: They're so pretty I like them. I think it looks wonderful, I really do. And I like your sign, and the lighting will really stand out. I think that's great. So, no further comments.

Tim Clites: Thank you. Punkin.

Punkin Lee: I thank you also for changing the color. I think the building is going to look very nice. Is there any thought of adding the window trim color into that large door somewhere just to give it a bit of a break because it's a lot of the stucco color?

Sara Tyndell: The Griffin instead of the Accessible Beige.

Punkin Lee: Yeah.

Sara Tyndell: So, I played with that a few times. And the reason that I landed on it, because I'll be honest with you, I don't really, I did not intend nor desire to have that light of a colored door. When I played with changing the colors to the Griffin color the front door got lost and there was a lack of balance between the east and the west sides because there was so much white to catch your eye over here, you only saw the white on the stripes, the sign and the stucco and everything else fell flat. So, it looked imbalanced in my opinion. But I did play with that.

Punkin Lee: I was just curious. Thank you.

Tim Clites: Thank you, Punkin. Cindy.

Cindy Pearson: The first time I saw was this it made me smile [off mic]. Actually, we were so happy [off mic], but I really just can't understand what. [off mic] like it is right there. I'm sorry. I [off mic] today, and I went home.

Will Moore: Cindy, you're Mic, please. Thank you.

Cindy Pearson: Sorry. Yeah. You got it. So, anyway. No, I like that, I think Will, will just have to go back to you this lighting because it wasn't presented yet to be approved?

Will Moore: It's up to your discretion without the specification of the Kelvin's in there. It would be difficult for you to make an approval, not knowing whether or not. But you could, if you're okay with the design you could potentially improve it, subject to it being available at 2700 Kelvin. But we would need to confirm that.

Cindy Pearson: Okay. And yes, with that, you know, to make sure that it's just on the sign because all the lights do tend to go out and go towards your neighbor.

Sara Tyndell: Those are 360-degree twist that we should be able to.

Cindy Pearson: No. Thank you for all the work you're doing on this.

Tim Clites: Thank you, Cindy. I think it's great too. My only question was similar to one that was already asked, which was around the color of the front door. And you did study it. And you have you made the decision and it's your building. So, I'm comfortable with the way it is. It was the one question that I had around. I mean, I know we pushed back hard on black and I just wondered, well did you do that because you, you know, like because you wanted to or because you felt like we were going to say that was too much darkness in the openings? I think it could go either way and be successful myself. But if you prefer the light color, I don't object to it. And I'm comfortable with the light. I think I would want to make it subject to you being able to verify that it's a 2700 Kelvin, and you want that too.

Sara Tyndell: Yes.

Tim Clites: Because two, it's like the bright headlights, right? They would make that sign and the facade not look welcoming. And I think on the fence question. Thanks for clarifying that. Yeah. You picked a color that's as close to the match as what's there which seems fine. And I think the overall I like the overall scheme.

Sara Tyndell: That looks great.

Tim Clites: And actually the red. What's that? Well, there it is.

Sara Tyndell: Not our best picture. [laughter]

Tim Clites: Just reality. Right. That's the way it is some days.

Will Moore: Well, this is from Google Maps, so this is probably before you took occupancy.

Tim Clites: I'm fine with a slightly smaller sign. It meets the zoning ordinance. And really, if it hadn't been brought up and Mr. Moore hadn't negotiated that with the owner, I wouldn't have known that I would have noticed the difference. So, are there any further comments from the committee? And if not, I'd be happy for someone to make a motion.

Cindy Pearson: Let's see.

Bill Anderson: Okay.

Cindy Pearson: Okay thank you.

Bill Anderson: I can.

Margaret Littleton: Get it right. [off mic]

Bill Anderson: Make motion for COA 25-17 (S 25-10) request of Loudoun Market for a freestanding sign, wall sign, awnings and, excuse me, and repainting at 207 West Washington Street to approve, as submitted with the following clarifications. The light fixture as submitted by the applicant with a Kelvin temperature of no more than 2700.

Tim Clites: I'll second it. All those in favor?

All of the Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thank you for all your work.

Sara Tyndell: Thank you so much.

Tim Clites: We look forward to having you in town.

Sara Tyndell: Thank you.

Tim Clites: All right. Next item we had application withdrawn, so we'll jump down to COA 25-20 (S 25-11) request of Aurora Gardner for a projecting sign at 13 West Federal Street, The Holiday Shop. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. Pretty straightforward application here just involves the installation of a projecting sign on existing bracket. Don't have anything to add other than what's in the packet?

Tim Clites: Thank you. Cindy.

Cindy Pearson: I have no comment. Thank you.

Tim Clites: Thank you. Punkin. Oh. I'm sorry. Someone I'm getting out of.

Nicole Madden: I'm sorry. No, honestly, I was, like, going through the agenda in my mind, and I was like, there was a little break, and then there was Holiday Shopping, and I'm, like, thinking to myself. And

I was like, hang on, it's up on the screen. So, I'm sorry, but yes, it's pretty much as depicted in the artwork, there's it's pretty much self-explanatory.

Tim Clites: Thank you. Sorry. My apologies for not coming to you first. Cindy, no.

Cindy Pearson: No comment. Other than say it's a happy little sign.

Tim Clites: Okay. Punkin.

Punkin Lee: I just have two questions. Is that Holly in the?

Nicole Madden: Yes.

Punkin Lee: So, is it a Christmas shop?

Nicole Madden: The impression I get. Yes.

Punkin Lee: Just curious. And also, I know the top has been rented to another business in town. So, what happens when they want to put their sign up Mr. Moore, for size before they.

Will Moore: I can't speak in the hypothetical there. They would have to come in with a proposal and we would have to evaluate it. This is in compliance.

Punkin Lee: I just wondered how much how much is left.

Will Moore: I don't have that information from it.

Punkin Lee: It's just a question. [multiple speakers]

Nicole Madden: I understand. I don't think they have a sign to my knowledge; I could be wrong.

Punkin Lee: I know they have one now, but whether it'll fit the size that's left is what I was just curious about. Something we'll have to consider. But the sign is nice.

Nicole Madden: Okay.

Tim Clites: Thank you, Punkin.

Nicole Madden: Thank you.

Tim Clites: Margaret.

Margaret Littleton: Did they use the same door to get upstairs and downstairs?

Punkin Lee: I think [off mic].

Margaret Littleton: Okay. [off mic] I like it.

Tim Clites: Thank you.

Margaret Littleton: The existing bracket is great.

Tim Clites: Thank you. Bill.

Bill Anderson: No comment.

Tim Clites: All right. Well, I'm glad you wore that color shirt because it's tied into two applications tonight. [laughter].

Nicole Madden: Not intentional.

Tim Clites: Really selling the deal. Right. That's nice.

Nicole Madden: Yeah.

Tim Clites: I talked about the last lady's dress, so I had to talk about your shirt. [laughter] I moved that we approve COA 25-21 as or -20 request of Aurora Gardner for a projecting sign at 13 West Federal Street as presented.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of the Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thank you. COA 25-21 Request of Jason Arwine for a stormwater discharge pipe on the rear elevation at 1 East Washington Street, King Street Oyster Bar. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. So, the property owner, Mr. Arwine approached the town. There's an issue with accumulation of stormwater in the small alley that's just to the east of the Oyster Bar. It's a long story. There used to be a method of drainage that has somehow become stopped up. But they need a way to when there's heavy rains. What's happening is because there is a man door in that alleyway. Water has actually been rising up and then infiltrating into the lower level. So, they would be putting a sump pump in there that would you know, activate when there's you know, significant rain event where it accumulates quickly, but they need a method of discharge. The only discharge of the roof drains from this building is at the southwest corner along Madison Street of the building. I did have a Council Member Pearson reached out and inquired as to whether this could discharge out to Washington Street instead and that would thus eliminate any visual impact. But there's no there's no way to get under that sidewalk. Directly opposite the sidewalk from the alleyway is a tree well, as well as the termination of where we have granite curb there. So, there's no way to accommodate it there. The existing downspout at the southwest corner of the building as you see here, does have an outlet pipe that comes out to the curb that will have to be uncovered because it is clogged as well. So that's not really in what we're discussing here, just but this is the one method where they can actually pump the water up to this where the downspout connects and then have an outlet for that into the curb line. So, the request is to install a two-inch cast-iron pipe. And again, because there will be some limited visibility here as you're walking along the sidewalk in South Madison Street, it is proposed, be it a fairly low level on the wall which does help with its concealment. Additionally, the owner is proposing at the suggestion of the plumber to coat to degrease the cast iron after it's installed and to coat to paint it. And it's my understanding that he'll have some color samples here for you this evening to look at. But again, what you really are reviewing is this span of two-inch pipe that would be mounted low on the rear stone wall at the property.

Tim Clites: Thank you. Very helpful. Is there someone here from the applicant that would like to address us?

Jason Arwine: Yeah.

Tim Clites: Come on up. Name and address, please.

Jason Arwine: Thank you. Jason Arwine, 1 East Washington Street. And hey, folks. So, a little history. This building's been in my family for 50 years. I've had it since 2009 when my sister left it to me. My folks ran an antique shop out of it in the 70s and 80s, the Chase Limited. And so that's the history there. This is not a glamorous project like signs and so forth, but both storm drains are completely collapsed, actually. So, it's not that they're clogged. We've had several companies out that have jet blasted them and put in a locator to where they can then walk with the locator to find the other end of it. And within ten feet of the building, the pipe is already nine feet deep and headed under a concrete slab in the adjacent building, so it's fully collapsed. Not only does it not drain rainwater, but when we get a lot of water, it back feeds. So, we're getting all the groundwater from everywhere else, forcing up into our alley and into the door. The other side, the southwest corner where the downspout is. VDOT presumably collapsed that pipe when they did some work on the street because the asphalt is actually pushed up and covering two thirds of it to begin with. Looks like somebody tried to poke and pry it because there's a few missing bricks and some concrete patch there, but nonetheless, it's not functional. So, we're getting water in the basement at the downspout because it's got nowhere to go. The whole roof is pouring down there, and it's just seeping in the foundation. And then on the other side, that drain is compromised as well. So, I have to thank Mr. Moore for his guidance on taking this step, because I'm a landlord and my tenants basements getting flooded. I mean, I consider it a safety and health concern. So, I was just going to do it. And it's a huge expense. Budgeted like a $20,000 expense. So, Mr. Moore was nice enough to say, hey, you might want to do this before spending money and make sure it's all right. And so that's what I'm doing. I asked for the most period correct way to do it. And that's when they said the galvanized pipe. It would match any old, galvanized pipe that they would have used then versus PVC. And you know they're going as J.R. Snider as the contractor and they're familiar with this town. And they're going at it with the with the intent of making it look like it was always there. It's not glorious. There's really no other route to do it. But it's got to be functional. It's got to last with this kind of expense. I wouldn't want to do it and then have to redo it or have it fail. I secured a couple inches of the pipe. Gave five different earth tone colors. I can tell you which one I think is best. My wife would probably tell you something different, and you guys might decide. Truthfully, the color, I don't care. I took pictures against the wall. I tend to think because the stones are different colors and you're not going to match one of those. I tend to think that this tan was the best because it matches the mortar, and that is consistent. I have photos on my phone, and I can hold it up to you. I could also present doing the work. And then ultimately, you know, you guys picking or whatever. If I were to pick today, I would probably pick this color because held up, it almost disappears. But it's good heavy cast iron pipe and or just black because it would look, you know. Yeah. And I'd be sure. But again, I don't want to say I don't care. But nonetheless, the concern is to get the water away from the building and as soon as possible. It's a big project. It's going to be very expensive. They're going to have to put a trough, like inside the building, right inside the stairway, and then a drain in the center point on the lowest part, which I don't know if they're going to have to be closed for a day or two for that, I'm not sure. But the outside work in the alley will be very minimal, and it'll all be affixed to the building. It will not project. It's less of a footprint coming out than the eave on the roof. So that's that I did the best-case scenario would have been to repair the drains. There's just nothing there. The J.R. Snider said at one point it might have led to a gravel bed somewhere, but as deep as it is, there's no daylight at the end of that. So, it's not going into a stormwater drain. And this is all rainwater. It's not greywater or anything coming from the building, so.

Tim Clites: Thank you very much.

Jason Arwine: It's a lot and it adds up really quick when we pumped out what was already built up. I have a video of it just coming back through the pipe. Not, you know, not from anywhere else. So again, I was just going to do it. And I'm glad I waited and talked to you guys about it. It does need to be done. You know, like I said, I take the landlord part very seriously. They're great tenants, and they've been very patient thus far. So that's where we're at. I've got these samples. I can leave them. I felt kind of weird walking in with a couple pieces of pipe to a county building. Town building. [laughter] [multiple speakers]

Tim Clites: But you came in with the bag with pipes in it?

Jason Arwine: Yeah. Just set them down and leave. But no, they're it's, you know, it is what it is. So again, the colors I can share the pictures I've got of the contrast, or I could leave them with you guys, and you can hold them up and see. But J.R. Snider is the contractor, and that's how they propose to do it. So, and we looked we walked the building. We walked the block. We went to adjacent. There's literally no other place to put it so.

Tim Clites: So just so I understand before I get comments from the committee, this will not only solve the issue at hand, but it will also correct the downspout so that it instead of washing across the sidewalk and going down into the foundation.

Jason Arwine: Correct.

Tim Clites: These things will be connected out to the street.

Jason Arwine: Correct. If you were to look now, you'll notice it's like in a torrential storm, I actually ran and I put a temporary elbow at ground level, and it is shooting over the sidewalk because it was dumping into the building. So, and I mentioned that to Danny and, you know, that was not a permanent fix, but that it was a short-term thing. But yes, this solution, the only other thing to mention is that the brickwork. So, I've got pictures of that. That's a kind of a that, well, especially Washington Street that, you know, we got some crazy brick action going on there and similar to here too, it's I understand I need to displace the brick and put it back by pictures of that area. It's pretty wonky, you know, so it's probably to give them room to work. It's probably going to be about four foot wide. They the trench will be this wide, but they got to be able to work around it. But that's some that might be lipstick on a pig right there in that five-foot section, because on either side it's, you know, it's pretty rough looking. So, I don't know if the town's got any future plans for the sidewalk or, you know, to what expense? I'm going to go with that brick work, but I understand it needs to be put back the way it was. I just kind of wanted to show the picture and draw that to the attention that it's, you know, I'm not going to fix the whole sidewalk, so.

Tim Clites: Right. Understood. Thank you. Cindy.

Cindy Pearson: I have my microphone on. [laughter] Thank you, Jason, for doing this. I know old buildings, as we all know, in here are a lot to take care of. And I understand. I cannot imagine you all having to with all the rain we've had this year. So, I really don't have any questions or comments.

Tim Clites: Thank you. Punkin.

Punkin Lee: Thank you, Jason. I see how you're solving your problem, and this probably doesn't come under our purview, but once that water hits the street, it's supposed to go left. And there are two depressions right following where water is going to sit where the two trees are dipped. So, it's not going to exit smoothly. What happens? I guess that's a Danny question because it's going to hold the water. And we already have a depression on the other side of the street that holds water. I don't know what else you do with it, but I just it's something that needs to be addressed and be aware of before you put the pipe in. [multiple speakers]

Jason Arwine: I'm sorry.

Will Moore: So yes and no. It doesn't have to be addressed right away. He can discharge the stormwater out to, to the curb line if there is something that needs to be adjusted there. We can communicate with the folks at VDOT.

Punkin Lee: Right.

Will Moore: Or look at work itself. So, it's thank you for pointing that out, but he does need to go ahead and solve getting it off of his property and but yes yeah, we definitely have some. We have lots of little issues in the curb line on both sides of Madison Street, and something that we may be looking at as a larger project in the future.

Jason Arwine: Yeah, just clicked as to what you were saying. I wished I had caught it at the time because when they laid the asphalt, I mean, right, even before the pipe was crushed, it's two thirds covered up. I mean, that thing never stood a chance. I think it's been sort of partially working for a while. But, you know, I was down in the basement and it's very problematic. So, since I did the temporary solution that's, you know, being fixed. But I see what you're saying there. I'm not sure. I definitely some sloppy work and I think some gas lines were put in and maybe that was sort of patchy kind of look out the roll but.

Punkin Lee: And I think the tan color on the pipe is the way to go.

Jason Arwine: You like Tan? Okay. All right. Good. Two votes tan.

Tim Clites: Thank you, Punkin. Margaret.

Margaret Littleton: Thank you, Jason, I think you have to do it. And I like the tan color as well.

Jason Arwine: Okay.

Margaret Littleton: Water is terrible. Problematic.

Jason Arwine: Indeed.

Tim Clites: Thank you. Bill.

Bill Anderson: Tough problem. Did Joey Snider come up with any other solution?

Jason Arwine: Given property lines, no. And we walked it three times. I was looking for one because.

Bill Anderson: Sure. I can understand.

Jason Arwine: As you look at this picture here, the far back where the blue line ends at the adjacent building is approximately where that was nine feet deep by his locator. So, we went out back as far as 100 yards and figured the elevation and it, you know, he said it was a road to nowhere so.

Bill Anderson: Tan.

Tim Clites: I already have one question, and that is I think you already have the answer, because you've been working with someone that would have given you this option. But the downspout, I think, is copper And I wonder if it's, of course, with the price of copper can't possibly be cheaper, but that would be another option for the pipe because it would copper would patina, but I don't. My guess is that the galvanized is more affordable.

Jason Arwine: Well, it's a high-pressure pump and a high-volume pump. And so, you know, from a structural standpoint, it's you know, it was that or plastic. The downspout is brown. It's just you know it. The color is right I guess it's like a bronze color. But it's just a, you know.

Tim Clites: Pump it up and then.

Jason Arwine: It's not copper.

Tim Clites: The blue line is going to pitch. It's going to. Right. That's going to be a pitch to [multiple speakers].

Jason Arwine: Yeah.

Tim Clites: But whatever I yeah, I don't I'm not asking for that. I just kind of, it crossed my mind when I looked at it. I'm like, oh, it's coming in to a copper.

Jason Arwine: Yeah. Copper aged is really pretty, you know, but the thickness of the wall on this thing because another concern is for ease, you know. So, this is being pumped out up over and around. And I still have concern because the pump itself is going to have some sort of check valve. So that'll all be hidden in my alley. But I don't know if I'm going to have to heat wrap it. I mean, we're just I'm just going to have to keep it real close, eye on it, because if it freezes and, you know, at the check valve, then trouble. Yeah.

Tim Clites: Yeah. Right.

Bill Anderson: This this is all going to depend on the pump, right?

Jason Arwine: As far as their calculations?

Bill Anderson: Working.

Jason Arwine: Oh, yeah. Absolutely. Yeah. Well for the back corner. For the front, it's just the downspout covers the whole roof that's a parapet. Flat roof with a parapet. The entire watershed comes to one downspout and one exit that will always be functional once we repair what's broken. But yes, absolutely. The backside depends on the pump and will. So, you know, I'm going to ask them if they can put a little buzzer or a light or an alarm on that or something, you know, so that they can know it's functioning.

Bill Anderson: But or a battery backup.

Jason Arwine: Yeah. Maybe something like that I don't know. That's where Snyder gets into the calculations on the pump. I mean, I tend to think bigger is better, especially when you're, you know, high volume and stuff. So, if it's a one horsepower pump, it's probably going to call for, you know, X, Y or Z. So as far as voltage and so forth.

Tim Clites: I would agree with that. What are we calling that?

Jason Arwine: I have a proper name.

Tim Clites: Peach color and brown.

Bill Anderson: Tan.

Jason Arwine: Basically, the color of the mortar.

Tim Clites: Color of the mortar.

Jason Arwine: Yeah.

Tim Clites: All right.

Jason Arwine: And I have the actual name of the paint, so.

Tim Clites: Yep. All right. Any other comments?

Jason Arwine: Oh, and one more quick question there. And maybe it's something I work with Mr. Moore on down the road. But the day of, you know, they're going to have to take out, you know, four foot of. Okay.

Tim Clites: We just look at the pretty stuff.

Jason Arwine: Got it. Got it. Okay.

Tim Clites: Some things you got to deal with it, right? [laughter] I move we approve COA 25-21, as presented with the mortar tan color as the final pipe color.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of the Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thank you for taking the time to come in and review this with us. We appreciate it.

Jason Arwine: Appreciate it all. Thank you.

Tim Clites: Next Item. Yeah. Good luck. Next item COA 25-22 request of Nicole Ferguson for a freestanding wall. Freestanding sign I'm sorry, at 109 West Washington Street. Every Little Something, Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have the report and application package. This was the location of many, many years ago of a freestanding sign that kind of mirrored. If you look in this graphic there's the sign that holds, I think two of the businesses within the antique emporium. So, there was a matching freestanding sign many years ago on this side. The current business has this hanging sign that you see faintly. Here, see it up close hanging above the window. And it has a window graphics currently. They don't have an allotment that would allow the addition of the freestanding sign with the existing signage to remain. But the plan is to remove the window graphics, and then that will give them a sufficient allotment. So, the sign that you see hanging above the window would remain, the window graphics would come off, and then they would install on this seven-foot-high freestanding sign bracket this smaller sign in the same color scheme as exists on the hanging sign above the window.

Tim Clites: Thank you before we go to comments, there's no issue because with the height, because we're presuming that to be not over a required walking surface.

Will Moore: Correct. Typically, we would want 7.5ft clear if it is above a walkway, especially if a walkway is constrained, if it's above a public sidewalk definitely in a situation like this where there's a clear space around it. We would not necessarily require that.

Tim Clites: Thank you. All right. Bill.

Bill Anderson: [off mic]

Tim Clites: Thank you. Margaret.

Margaret Littleton: I have no comment either.

Tim Clites: Thank you. Punkin.

Punkin Lee: Nope. I think it'll look nice. Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: No comment.

Tim Clites: My only comment is. I think it will look nice. I like the little plan, detail, side view, whatever they call it, it's actually going to be interesting to see it. When it's done. It's going to have a little like coat. It's a thick sign. Right. So, it's that will come up later when we talk about JARB awards. But there's something about building a kind of a more three-dimensional sign that I think will look really nice. So, I look forward to seeing it. Anyway, I'm sorry, I'm sorry I again I went come on up. You have to change wait you need a black or gold or. I'm just kidding. Green's fine.

Nicole Madden: I mean as mentioned before, it's everything as shown in the drawing, and I have no further comments.

Tim Clites: Awesome. Looks great. All right. Margaret really wants to make a motion. I think.

Margaret Littleton: I can do this. COA 25-22 (S 25-12) Request of Nicole Ferguson for a free-standing sign at 109 West Washington Street, Every Little Something I move for approval.

Punkin Lee: Second.

Tim Clites: All those in favor.

All of the Committee: Aye.

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

Nicole Madden: Thank you.

Punkin Lee: Thank you.

Nicole Madden: I'm going to stay up here this time.

Tim Clites: All right. Hang out. We got more to go. All right. Next COA 25-23 request of Sarah Horton for projecting sign, windows, sign, and repainting of the front door at 101 West Federal Street, Bedford Lee. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. the committee is familiar with this building. You've seen the property owner in here a couple of times this year for some of the exterior renovations. The request here is now for a tenant to occupy the space. So, on the existing sign bracket where the owner has her Jane Covington restoration sign. That sign will come down and will be replaced by the newly proposed sign here. And then on the front there would be a window graphic. Small in size, 1.5 roughly square feet window graphic applied to the storm window. And then also the repainting of the front door. And I did ask for clarification. I believe the proposal is to paint both the frame of the storm door and the main door behind it but leave the outer trim in white. But we'll just get that clarified. But the paint color for the front door would match the field color on the projecting signs.

Tim Clites: Thank you. All right, I'm going to do this right this time. Anything to add as the applicant?

Sarah Horton: No.

Tim Clites: You ready to go home?

Will Moore: So, is it correct that both the frame of the storm door and the main door?

Sarah Horton: Yes. The trim will remain white. Yeah.

Nicole Madden: Which will match the window?

Sarah Horton: Yes.

Nicole Madden: The existing window white trim.

Sarah Horton: Yes.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I have no comments. Thank you.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think it's going to look nice. I'm going to miss the yellow door, though. [laughter]

Tim Clites: It wasn't here long.

Punkin Lee: It wasn't here long, but it was a little spark on the back street.

Tim Clites: Yeah.

Punkin Lee: Welcome.

Sarah Horton: Thank you.

Tim Clites: Thank you, Punkin. Margaret.

Margaret Littleton: Can't wait. I think it is absolutely adorable. Love it.

Sarah Horton: Thank you.

Margaret Littleton: Good job.

Sarah Horton: Thank you.

Tim Clites: Thank you. Bill.

Bill Anderson: I agree. It's very nice.

Tim Clites: Awesome. I have no comment, so I move. We approve. COA 25-23 as submitted.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of the Committee: Aye.

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

Sarah Horton: Thank you. Thank you.

Nicole Madden: Thank you.

Tim Clites: All right. Next order of business COA 25-24. Request of Bonnie Burns AIA for a building repainting and replacement of five doors at 19 South Madison Street and two East Federal Street. Mr. Moore.

Will Moore: Thank you, Mr. Chairman. You have the my report and the application package before you. Again, this is for repainting of the majority of the building, except for the stone on the front. As noted in both the application package and in my report, architect describes it as roughly five shades of yellow. And she actually brought chips from the existing.

Tim Clites: Five shades, great.

Will Moore: As well as hard samples of the proposed color for both the building, which would be painted in this kind of a light beige, it's called Benjamin Moore Aura. And then the Flamenco color, which is proposed for all five doors. You have kind of a rundown in both the package she's prepared, as well as the report of the doors. They are all wood doors. She did clarify for me that the they would be simulated, divided lights [inaudible]. So that was a question that remained. The three doors along the Federal Street elevation that serve residential units would all be in this quarter light design that you see here. The rear door that serves a currently vacant basement, of commercial space, as well as the front door to the candy shop would both be in half white doors. A little different trim at the bottom of those. But again, both would be half-light doors with the same arrangement of the lights. Kind of making it a little more inviting for particularly for the commercial space on the front, which currently has a solid door which sometimes creates some confusion as to despite there being an open or closed sign will add some clarity for potential customers there. That's all I have unless Miss Burns has anything to add?

Tim Clites: Thank you. Name and address, please.

Bonnie Burns: Bonnie Burns. 106 Walnut Street.

Tim Clites: Anything to add?

Bonnie Burns: I think Will covered everything.

Tim Clites: Thank you. Great. Well, Bill, you want to start with any comments?

Bill Anderson: Thank you. I like your presentation, very straightforward and very simple. Even I can understand it. And I like the idea of the painting of the doors all that one color. I assume the trim around all the doors will remain white and throughout the building. Again, good presentation explains it well. I think it's very good.

Tim Clites: Thank you. Margaret.

Margaret Littleton: I'm going to say the same as Bill. I like having all the doors, the same color. I think that really won't make a statement. And it's very nice. Thank you.

Tim Clites: Thank you. Punkin.

Punkin Lee: The presentation is awesome. Thank you, Bonnie. I like the doors all the same color, but I think it's nice. The doors are different in themselves. It adds a little more interest than just one door all the same color. And painting the building all one color will be refreshing. So, thank you.

Tim Clites: Thank you, Punkin. Cindy.

Cindy Pearson: Say the same and it's nice to have it refreshened. And it needed it, and it will look great. Thanks.

Tim Clites: I agree. Makes it really easy to have a well-organized presentation. And I like I'm of the group sitting here. I think I'm the newcomer. I think it was 21 or 22 years ago that door number two was the home of the first office I ever worked at in town. [laughter] We were on the second floor. By the time we moved out we had four people in those two little rooms up there. So, but I'm glad to see it go. I think what you're proposing is much better. I wonder, and this is a detail that we don't often ask about, but it's just an interest question. And that is the hardware, because the doors are all going to be consistent. Have you given any or has the owner given any thought to the hardware, either finish or style?

Bonnie Burns: I'm talking with them, and it'll look similar, probably to what the bookstore has. So aged bronze aged so that, you know, looked dark and.

Tim Clites: Right.

Bonnie Burns: But yeah, we'll do some coordinating with that too.

Tim Clites: Awesome. Great. It's amazing.

Bonnie Burns: And I can thank Tim for the referral.

Tim Clites: Yeah. Well, happy to have you helping with this. You've done a great job. So, I don't think I would have put together a presentation this nice, so it's nice to see. Any other comments?

Bonnie Burns: I just wanted to say that Mr. Morris has painted his the doors red on every property he's ever owned.

Tim Clites: Oh, really?

Bonnie Burns: So that was the first thing he saw.

Tim Clites: First thing he saw.

Bonnie Burns: That he wanted to change.

Tim Clites: Yeah. Nice. Very good. Well, I know other comments. I move. COA 25-24 request of Bonnie Burns for building repainting and replacement of five doors be approved as presented.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of the Committee: Aye.

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

Punkin Lee: Thank you.

Tim Clites: All right, so we got through our task list. You know a good job. Thank you. We do have one little item. And I know we tried to set up a system a couple of years ago for these JARB awards, whereby on the month of Historic Preservation Month, we would talk about things that we had done in town, and we would pick a few things to maybe acknowledge ourselves to our community. And out of that that list, we would then select some of them potentially to submit to the JARB award to remind you that the Joint Architectural Review Board. It's a committee that Leesburg staff is kind of spearheaded, along with Loudoun Preservation Society. Mr. Cochran, the Mason, and his wife kind of manage that. And they have a little event every year, and they invite the three certified local governments with Historic Review Committees or bars like ours, and then the county wide historic review to submit anything that they've reviewed that's been under their jurisdiction that we think has done a particularly good job of you know, doing the job that we're here to do. So, it's not required that we submit anything. We actually missed the deadline. It was about a week and a half ago because we didn't have a meeting in time. And so, I talked to Punkin and thought we would pass this year. And when I let the staff know, they said, please, we love that everybody's included. Can you just talk to your group tonight and if there's anything submitted and we'll, they'll we did have a meeting yesterday where we reviewed the submissions from the other jurisdictions. And they made some selections there. But anything that we might submit, they would then do an online review with the same committee to decide whether to offer, you know, an award to yeah, any projects we submit. So, I know this is kind of short notice. I look back through the actual work, and there hasn't been over the last year or year and a half, there hasn't been any just a couple of projects under construction now, but they're not done. And so, the project needs to be complete. Last year, off the top of my head, I think it was the Hersh house at the end of town. It was Federal and Black sign, and it was.

Punkin Lee: MFH.

Will Moore: Middleburg Books.

Tim Clites: Then Middleburg Books, MFH, I think was a year or two before that. So, with that in mind, I guess we would we can politely thank them and not have any suggestions. I did take a walk through town today, just looking at a lot of things, including what we were going to go over tonight. And I picked 2 or 3. Three, I guess one was older than they like to have it within the year or two window of the year that they're going to present the award. And I just picked some signs I had to ask Mr. Moore, like, are these even in that window of time? So, he's got a couple of pictures to show us here.

Speaker9: Yeah so.

Tim Clites: So, and other people's comments as well.

Will Moore: So, you have three that I think were three of the 4 you submitted were in the window. So, the one is the Balloon Designs by Beth. This was an interesting one with where they used this kind of mirrored acrylic to mimic the balloons that you had not seen something like that before, but kind of works in the concept of a balloon shop, I guess. So that's I again. We generally do this when we do a submission. If there were plans or something, we give them the plan as well as the photo. So, this is for the balloon designs by Beth. You also picked out the refreshed Red Fox Sign which was I think everybody thought was very successful. And then finally the newest the Tri-County feeds TCF loft, which has both a projecting sign and the wall signage on the former high close space there. So those were the three that the Chairman had collected in his walks.

Tim Clites: And we certainly don't need to put forward any or all of them. My thinking was I actually love the fondness of the balloon sign. It's not traditional at all. And yet at the same time, in that back street, there's just something about having a little fun smile that like, you know, you almost can imagine somebody said to someone else, so you need to walk back and see that sign. Right. Like, which is the whole point of signage is to attract people there. And you know what that was for years, the auto parts store. And so, it was just kind of a, you know, I think it's a fun detail. I think if we were to forward red or

Red Fox. I'm sorry. The thing I liked about that was that we actually had quite a discussion about, I believe it was a wooden project like bracket originally and it must have been deteriorated. I don't quite remember the earlier sign I feel like was on a different kind of bracket, but I remember us discussing it at the 45, which was unique and so unique. And given the old history of this building and the business, we then later decided that that was not something that could be replicated. It would be a unique sign basically for forever in town, this sign on a 45. So, I thought that, at least in the spirit of acknowledging things that had some historical context or significance, I mean, signs are, you know, fairly temporary, but that one has a certain permanence to it that was my thought around that. Plus, I just think it's a nice sign. And then the TCF actually Punkin suggested this. I walked by it, looked at it, liked it, and then she and I chatted, and she said, "You know, there's something really kind of simple, three dimensional and elegant about it. Most of the signs have, you know, it's the whole name of the and it's established. There's a lot of text and this has a very simple three-dimensional graphic to it. So open to other suggestions. If anybody remembers.

Margaret Littleton: How many do they want?

Tim Clites: They're happy with.

I mean [off mic].

Tim Clites: They would like they. Well, so here's the thing. When I first started doing this the first year, I think Punkin went a couple of years before I did. But the first time I went there like, oh, we're so glad Middleburg is here. You always bring the best signs. So, like in this county, we're known as the town with the best signs. It just so happens that I said to them this year nothing happened in our town. We're kind of happy about that? Because we're we like it the way it is. We like to see improvements obviously. But and I realized like, no, we're really down to signs this year because there hasn't the projects that we approved are still under construction, so it could be one sign. I think they were, it could be none if we think none of them are worth putting forward. But I think they didn't want us to be left out. And they felt strongly that if there was anything they would like us to forward it, even though it delays their whole process by a little bit. And so yeah. So, I hurriedly tried to respond to that.

Cindy Pearson: How difficult is the application? Is it not bad at all? And maybe.

Tim Clites: Will would just send it.

Cindy Pearson: Yeah. Then we could go ahead and send all three. What about the Hersh house? It's not available yet.

Will Moore: No, it was awarded last year.

Cindy Pearson: Oh, it was awarded last year. I'm sorry.

Will Moore: Yeah. So. Yeah. So, we have the house on North Madison just right next to us. It's still under construction. It should be very. It's very close. But.

Tim Clites: The old Washington [inaudible] properties building is under renovation.

Will Moore: Oh, yes. Yes.

Tim Clites: So, there's some things to avoid this year just being a dry patch in terms of buildings.

Cindy Pearson: Yeah, I think it's amazing, actually, how the balloons sign, you know, you have the drawings that they gave us. How much better the actual sign really looks?

Punkin Lee: Yeah.

Cindy Pearson: It just has a different whatever the colors. Maybe. I don't know what it is.

Punkin Lee: I think these three are so diverse, but they're all in keeping that I think they all should probably all go just because they're all different.

Margaret Littleton: But isn't the Tri-County this year, not last year?

Punkin Lee: Yeah Tri-county is this year.

Margaret Littleton: We're doing it for last year.

Punkin Lee: No there's no. It has to be within.

Tim Clites: The last year or two. Oh yeah. They don't want like I also looked at Chloe's which I think is an awesome sign. I never noticed like the little butterflies are three dimensional and they're like. And well, that's a six-year-old sign.

Will Moore: Six years. [laughter]

Tim Clites: Oh my God. Like, that one's a little like. You know. So yeah. Signs and projects or anything that we've reviewed that's happened within the last year or two, is kind of the way they frame the awards.

Cindy Pearson: And I think we should go for these three. [off mic]

Tim Clites: Do we need to vote on this?

Will Moore: No. Just consensus is fine. Yeah. Okay. Yeah.

Tim Clites: Maybe I'm happy to help tomorrow morning, tonight or tomorrow morning, I'll look at the nomination form and maybe I'll write a little verbiage around just some of the background for this. I mean, I think a sign is a sign is a sign, but I think at least particularly for the Red Fox, I think the committee will find that interesting. The one picture I took actually included the Tom Beck B sign, because we specifically said they could not go at the 45 because we wanted this part of our history to stand alone.

Punkin Lee: And so, I think the background would be good because all three have a story. You know, they're not just a sign.

Cindy Pearson: Right. And what you said about the balloon shopping on the back street, and it draws attention back there, that was that was kind of cool.

Tim Clites: So, Will I'll help with that. And I let the committee know that we would. I didn't know that whether this needs to come from you or me, I guess maybe from you, but I said I would at least let them know if we had anything to submit. So, I'll email them tonight or tomorrow and loop you in. And then anything I can do to help. I know you've got your plate full, so I'm happy to help on my end. All right. Yep. Well, I know, I mean, I'm busy too but I can.

Will Moore: We can get this out tomorrow, that's no problem.

Tim Clites: Thank you very much. All right. Meeting quorum on September the 4th. If you have any issues, please let the staff know. Otherwise, we're adjourned.