TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES

Thursday, March 5, 2026
PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, March 5, 2026, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Clerk North called the roll.

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

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

ABSENT: Margaret Littleton (excused)

Approval of Minutes

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the February 5, 2026 Regular Meeting Minutes as submitted.

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

New Business

COA 26-02 (S 26-02): Exterior Alterations & Projecting Sign – 15 South Madison Street – Granted Wellbeing

Planner Rogers reported that 15 South Madison Street was a contributing structure in the Historic District. She further reported that the request was to remove one exterior sign bracket and relocate the other to the right side of the building between the doorway and the storefront. Ms. Rogers advised that the request was to hang a 3.99 square foot projecting sign on the bracket and to repaint the building, doors, and dormers in a green color, as proposed in the revised drawing. She reported that the sign would be made of Extera and would contain carved lettering in Dove White and 23 karat gold accents.

In response to an inquiry from the Committee regarding the proposed color for the building, Maggie Grant, Founder and Director of Granted Wellbeing, confirmed it would be a very deep rich green. She noted that it would be similar to the color found on the Red Fox Inn.

Vice Chair Lee opined that the proposed color was very dark, particularly when compared to the stone. She further opined that painting everything on the building, including the mullions, detracted from the building and the stone.

Ms. Grant advised that she wanted to keep the building a crisp, clean and fresh color. She noted that it was previously painted red; however, this was too strong for her. Ms. Grant explained that she placed a color swatch next to the building to find something that would warm it and would be an accent to the stone. She advised that this was her objective.

Vice Chair Lee advised that this color had been before the Committee in the past; however, they approved one that was the next one on the color strip. She noted that there were two lights at the door, which were obnoxious. Ms. Lee questioned how the applicant planned to light her sign.

Ms. Grant agreed the lights were obnoxious and advised that she was hoping to soften them. She reported that she planned to change the light under the door to a recessed one. Ms. Grant advised that as to the sign, she would like to use a directional light that would light the sign directly and not have a flood effect.

In response to an inquiry from the Committee, Ms. Grant confirmed the muntins in the windows would be painted a dark green.

Committee Member Wright opined that the dormers with the dark roof would make everything too dark. She advised that she would like to see some variation in the color somehow. Ms. Wright opined that what was proposed was a lot of green.

Gretchen Yahn, the contractor for the applicant, suggested the muntins be painted a lighter color.

Committee Member Jenkins advised that she did not have a problem with the dark green; although, she would prefer the dormers be a lighter color.

Ms. Grant expressed appreciation for the Committee's comments and noted that she would take them to heart and change the color.

Councilmember Pearson opined that the sign looked great. She further opined that the proposed building color was not inviting, to which Ms. Grant agreed. Ms. Pearson noted the need for the Committee to see the actual color being proposed. She advised that the buildings on the street contained white trim and suggested that painting this trim a dark green would make the building uninviting and it would not feel like it was a part of the community. Ms. Pearson expressed hope that the applicant would return with a different color.

Chair Clites thanked the applicant for providing an alternative color scheme in which the entire building was the same color and noted that he wondered how that would look when he saw the original drawing. He agreed with the other members that the dormers, gutters, downspouts and rakes should be a lighter color. Mr. Clites opined that what was proposed added to the dark slate roof and suggested a lighter color would keep some interest. He noted that the sign included Dove White, which was a classic color, and opined that using that color would be a great way to tie the sign to the building.

Ms. Grant suggested a softer white be used on the building.

Chair Clites advised Ms. Grant that over the past six months, five applications were received for a very dark color and/or black. He further advised that the Committee agreed they were all too dark. Mr. Clites noted the need to see the paint chip so the Committee would know how dark the proposed color was. He opined that it would be nice if it contained more green and less black.

Ms. Grant advised the Committee that she was happy to return with a different color.

Chair Clites questioned whether all the letters in the sign would be engraved. He further questioned whether the gold would be engraved. Mr. Clites advised that the Committee needed to see the light for the sign and noted that there were examples of sign lights in town that were very simple. He further noted that the goal was to keep it so the light was not something that was seen.

John Ralph, of Quail Run Signs, confirmed the lettering and gold would all be engraved. He advised that it would be a flat sign with a coved edge. Mr. Ralph noted that they were proposing to relocate an existing bracket and advised that he would return with an application that showed the light being integrated into it so it would focus on the sign. He agreed with the need to eliminate the lights from the building and noted that no one liked them.

Ms. Grant advised that her philosophy was “less is more”.

Chair Clites thanked Ms. Grant for cleaning up the old brackets. He questioned whether there was a surface mounted light at the door that would become a recessed light.

Ms. Grant confirmed there was. She noted that there would be recessed lighting at both 13 and 15 South Madison Street.

Chair Clites suggested that if possible, the lights should have bulbs that were 2700 Kelvins in order to produce a warm light. He opined that the Committee could approve the sign and ask the applicant to return with the lighting and exterior color.

The Committee held some discussion as to whether it should approve the sign and noted that it contained the same green color. They suggested the color of the sign could also change.

Chair Clites noted that Black Forest Green was the color of the business’ logo. He suggested the applicant could return for a change to the sign color if she decided she wanted to make it a lighter green to match the building color. Mr. Clites suggested the Committee approve the sign so the applicant could proceed with its construction and noted that he was trying to provide her with some flexibility.

Mr. Ralph asked that the Committee approve the sign as submitted. He advised that he would have a discussion with the applicant on whether to amend the sign application when they returned with the new building color.

Ms. Grant suggested she use White Dove for the building and reserve the green as an accent color.

In response to an inquiry from the Committee, Mr. Ralph advised that since the Black Forest Green was the color of the logo, the sign may not change. He asked that the Committee approve the sign so he would not have to wait a month to start construction of the sign if they decided they wanted to stay with that color. Mr. Ralph noted that they would return in a month with the other things.

Ms. Grant questioned whether the Committee would be open to her painting the dormers and everything else White Dove, with the panels and possibly the door being painted green to complement the sign. She agreed with the Committee about the dormers and slate roof.

Committee Member Anderson acknowledged that certain colors were generally preferred in Middleburg; however, he opined that this green seemed too dark. He suggested the applicant return with different shades for the Committee's consideration. Mr. Anderson agreed they could keep the green on the sign but should lighten it up on the building so it was monochromatic or not.

The Committee continued their discussion of the sign color.

Committee Member Jenkins noted that there were a lot of different greens in town and opined that they did not all have to be the same. She noted that black was also a historical color for trim. Ms. Jenkins questioned why Black Forest Green should not be considered. She suggested that if the applicant was willing to paint the dormers a White Dove, it would break up the color.

The Committee noted the need to see the color chip.

Councilmember Pearson advised that she liked the applicant's suggestion to use White Dove on the building with the panels being green. She suggested she play with the color options and present her request. Ms. Pearson noted that for her, the dark green did not look inviting and opined that it made the building look like a cave.

Ms. Grant expressed appreciation for the Committee's expertise.

Chair Clites moved, seconded by Committee Member Anderson, that the Historic District Review Committee approve COA 26-02 – the sign as presented with the request that it see a cut sheet for the light that it will approve; the replacement of the surface mounted fixture in the alcove door to a recessed light fixture; and that the Committee ask for resubmission of the color that would replace the blue in the existing photos, with the preference that the dormers and other trims stay the White Dove.

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

In response to an inquiry from the Committee, Ms. Grant explained that her business was a wellness center. She advised that it focused on meditation, infrared saunas and other treatments. Ms. Grant advised that they hoped to have a ribbon cutting on April 16th. She noted that she looked forward to partnering with and collaborating with the other businesses.

COA-RS 26-02: Revisions to Approved COA-RS 25-07 – 5 Foxtrot Knoll Lane – Castlerock Enterprises

Planner Rogers reminded the Committee that this home was located on one of the larger lots in the rear of the development. She further reminded the members that they approved the application for a single-family dwelling on July 3, 2025 and reported that this application was for the addition of decorative railing on the front and rear porches. Ms. Rogers noted that the railing would be in a picket style with Southern Cross accent panels. She advised that the material would be PVC that would be painted Bruton White to match the residence.

Gretchen Yahn, of Castlerock Enterprises, noted that PVC could mean anything with a vinyl look and advised that this would not have that look. She further advised that it would be expensive rail. Ms. Yahn explained that her client wanted a more traditional look and advised that the rail would be painted to be in keeping with the Residences. She opined that the PVC would be in keeping with what they have tried to do with regard to maintenance. Ms. Yahn reported that the product was a Timbertech one that would be painted Bruton White.

In response to an inquiry from the Committee, Ms. Yahn confirmed she did not update the elevation drawings to include the railings.

Vice Chair Lee noted that the Salamander Guidelines allowed for wood or wrought iron railings. She advised that she would prefer the use of wrought iron.

Ms. Yahn confirmed the design could be done in wood; however, she opined that there would be no difference, as the PVC would be painted. She reminded the Committee that everything else on the houses was vinyl – not wood.

Committee Member Wright opined that the proposal was attractive and helped soften the façade.

Committee Member Simons noted that TimberTech was a great product and opined that once painted, no one would know whether it was wood or PVC. He agreed it would help with the longevity in terms of maintenance of the building. Mr. Simons advised that it would be indistinguishable from a wood product.

Councilmember Pearson agreed with Committee Member Anderson about the need for revised drawings.

Chair Clites advised that his interpretation of the Guidelines related to materials was that the handrails and balusters shall be stained or painted wood or cement board options, with wrought iron rail and balusters also being permitted. He advised that he interpreted this to mean non-wood products could be used if painted. Mr. Clites noted that he had personally used this product on projects and did not have any issues with it, as it mimicked some woods. He advised that the Southern Cross detail was one that the Committee had approved in the past.

Ms. Yahn advised that she had the Southern Cross details custom made for the sizes. She explained that the front porch would have pickets, with an eight foot section of the Southern Cross detail centered on each side. Ms. Yahn further explained that the Southern Cross section would be 50% of the railing, with 25% being pickets on each side of that detail. She reported that the back porch would contain the same scenario, using custom made details in the same proportions as on the front. In response to an inquiry from the Committee, Ms. Yahn confirmed that rails were needed to meet the code on the left side of the front porch. She advised that it was not needed on the back porch; however, the homeowner desired to have railings because of her grandchildren. Ms. Yahn advised that it would be less expensive to go with wrought iron; however, the homeowner wanted something more traditional.

Chair Clites opined that a low southern rail would have been much nicer when inside the house looking out.

In response to an inquiry from the Committee, Ms. Yahn confirmed they were not adding any columns, just posts.

Chair Clites moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA-RS 26-02 as submitted.

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

Ms. Yahn advised that she would prepare some mock-up drawings for the Committee's consideration related to Ms. Grant's application (COA 26-02) so they would have some options regarding the storefront.

Discussion Items

Submission of Color Samples

Committee Member Jenkins suggested the staff alert applicants of the need to bring color samples with them to the meetings in order to make the approval process easier for everyone. She further suggested the Committee should have a fan of paint colors from Benjamin Moore and Sherwin Williams.

Chair Clites reminded the Committee that this was not their responsibility. He suggested the staff ask the applicant to bring color chips and, if they were proposing a dark color, a color strip for their preferred color.

Committee Member Jenkins noted that the Committee has had issues with other colors as well and advised that when printed on paper, the colors could look different. She opined that having them bring the paint chips would simplify things.

Committee Member Simons suggested it be a paint chip or a paint sample. He noted that an applicant brought a color painted on a board during the last meeting and advised that it helped provide a feel for what the texture would look like on a larger piece, as opposed to a paint chip on a small paper chart.

Vice Chair Lee noted that Quail Run Signs already had the paint and should come with a sample of the colors.

April Meeting

Planner Rogers reported that the Committee would have a pre-application discussion on the Asbury Church Project during its April meeting. She further reported that the application for 115-117 West Washington Street would also likely return at that time.

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

RESPECTFULLY SUBMITTED:

_____ _____

Rhonda S. North, MMC, Town Clerk

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

Tim Clites: We'll bring this meeting to order. Welcome everyone to Thursday, March the 5th, 2026 Middleburg Historic District Review Committees 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.

Virginia Jenkins: Up here. [laughter]

Rhonda North: Committee Member Littleton is absent. Committee Member Simons.

Steve Simons: Here.

Rhonda North: Committee Member Wright.

Linda Wright: Here.

Rhonda North: Council Member Pearson.

Cindy Pearson: Here.

Tim Clites: Thank you. We'll open for public comments. If you're here on the agenda, you can wait till we get to your item on the agenda. Looks like we have nobody for public comment, so we'll move on to approval of the meeting minutes from our February the 5th, 2026 regular meeting. Are there any comments or corrections to the notes? Seeing none I move we approve the meeting minutes as submitted.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Thank you. Motion passes. Next is action item New business COA 26-02 S 26-02. Request of Maggie Grant for exterior alterations and a projecting sign at 15 South Madison Street. Miss Rogers.

Amy Rogers: Thank you, Chairman Clites, Members of the Committee. 15 South Madison Street is zoned C2. It is a contributing structure on the 2016 Historic Resources Survey. It is the former fire department building. It is located on the east side of South Madison Street, between Middleburg Books on the south and the Rug Gallery to the north. This request is to remove two exterior brackets on the exterior of the building, the two that are on the left side of the screen, and move the one on the right side of the screen between the doorway and the storefront to hang a 3.99ft² projecting sign on the relocated bracket. Then to repaint the exterior color of the building, the storefront, and the doors and there was an addition added to add the dormers, and a revised exhibit was put on your table this afternoon showing the dormer change that the applicant has requested. The sign would be from [inaudible] with carved lettering. It would have before screen and color with dove white lettering and 23 karat gold accents. Here's another description of moving and relocating everything. And of course, then it is doing the repainting of the doorway, the storefront and the dormers for the green. Are there any questions?

Tim Clites: Thank you. Not at the moment, but we'll walk down through the committee here and see what comments or questions we have. And someone pointed this direction, so. Bill.

Bill Anderson: Do we have a paint chip for the green here? [off mic] Okay. I like the sign. All I would say is that it does seem when I look at the photograph that I understand has probably been done on, you know, just a computer printout that the green is so dark, it looks muddy. On the sign, I think it looks great, but this doesn't seem to really probably show off the color best and.

Maggie Grant: Absolutely. Right, sir. Yeah, it is more to the liking of the image on your screen. Just a very deep, rich green.

Tim Clites: I'm sorry to interrupt you just for a second. We have people that believe it or not, watch our meeting. And so, we like everyone that's going to comment to state your name and what business or address you're with just so the listening audience.

Maggie Grant: Maggie Grant the founder Director of Granted Wellbeing.

Tim Clites: Thank you.

Maggie Grant: New business in town.

Tim Clites: Welcome to town. Sorry to interrupt you. Go ahead.

Maggie Grant: No, I'm so sorry. Just a very deep, deep, rich green.

Bill Anderson: Sure.

Maggie Grant: Similar to Red Fox Inn's green, if you will.

Bill Anderson: I understand. I'm just saying it appears very, very muddy in the image, so. I hope it doesn't look like that.

Tim Clites: Thank you. Punkin.

Punkin Lee: Welcome to town. Thank you. I think that to me the green is very dark. It's a lot of dark on that pretty stone. With all the mullions and everything all green. Just to me, it kind of detracts from the cuteness of the building with the pretty stone.

Maggie Grant: I appreciate where you're coming from. I do agree with Mr. Anderson. I think it says muddy, that the image we wanted to just keep it crisp and clean and fresh. I know red was a color before. Fortunately, in Ayurveda the health and wellness, I love the color red, but it's maybe a little too strong for me and for what we're hoping to do. We also did put many a swatch up to the stone to find something that would warm and accent the stone, not detract from it. So that most certainly is our objective.

Punkin Lee: We've had this color green come before, and it's so dark that they went to the next lighter, you know, the next one and that was nice. I also had a question. There are two lights on the where the single's door is on the left. Are you moving? How are you lighting the sign when you move the bracket? Really just because those two lights are pretty obnoxious. I mean, they when you come up the hill and those lights are on, man, you can't even you can't see. So that's what I was wondering.

Maggie Grant: I appreciate you using that word and not me. But yes, they are a bit obnoxious, and so we're hoping to soften them. Actually, the light under 15, the door is just we're going to go recessed. Super simple, super soft, so directional. We'll do the same under 13. But then one directional light though onto the sign directly and not a flood effect.

Punkin Lee: Thank you.

Maggie Grant: Thank you.

Tim Clites: Thank you, Punkin. Linda.

Linda Wright: Are the muntins in the windows going to be dark green as well?

Maggie Grant: Yes, ma'am.

Linda Wright: Okay. And then two just to comment with the dormers with that darker roof, I think it would be I'd like the picture of the old one where they show up a little more rather than making everything too, too dark. I would sort of agree it is dark with the stone. I would love to see a little variation in some color somehow.

Gretchen Yahn: Yeah. I'm working with Gretchen Yahn, who has been a great contractor. Yeah.

Linda Wright: It's a lot of green.

Gretchen Yahn: Do the muntins lighter.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: I have no problem with.

Tim Clites: Virginia, you want to pull your mic down so folks can hear and turn it on? Thank you.

Virginia Jenkins: Or turn it on.

Tim Clites: Both.

Virginia Jenkins: I don't have a problem with the dark green, but I would prefer to see it with the dormers a lighter. I know I speak so softly.

Tim Clites: Thank you.

Virginia Jenkins: I like the lighter color on top, which sort of breaks it up.

Maggie Grant: Absolutely appreciate that and giving nice contrast between the two images. We absolutely can take, will take that to heart and change it up.

Tim Clites: Thank you. Thank you, Virginia. Steve.

Steve Simons: No questions at this time. I think everything of mine has been asked and answered. Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Hi. Welcome.

Maggie Grant: Thank you.

Cindy Pearson: The sign looks great, but as I show this back to you, where you're standing, it does not look inviting at all.

Maggie Grant: I agree.

Cindy Pearson: And I know you want people to come in and be and, you know, invited in. And like we said, we've had this conversation quite a few times and people have gone back. I think we would need to see the actual color.

Maggie Grant: Yes, ma'am.

Cindy Pearson: And a better likeness of that because, you know, we want and as you look at the whole street, you will notice everybody is white with their trim.

Maggie Grant: True.

Cindy Pearson: And this, of course, then stands out like a sore thumb, not inviting and coming in or being part of the community. It's like you're trying to go, yo, here only and I know you're not doing that. [multiple speakers] Yeah. So hopefully, you'll go back to the drawing board on that one. But I think the sign is very nice. Thank you.

Tim Clites: Thank you. Well, welcome to town.

Maggie Grant: Thank you.

Maggie Grant: And thank you for doing this, because this thought, when I looked at what was submitted came across my mind, which is I wonder what it would look like if it were all the dark color. And now seeing both, I guess I would agree there's some mixed input, but I think I would agree on the side of keeping the dormers, the gutters and downspouts and the rakes, the lighter color. I just think it when I look at both now my eye maybe it's the way this is rendered, but I think that it adds to that dark slate roof some interest to keep the lighter color. And I don't know exactly what that color is. I guess your sign has a little bit of Dove or White Dove, which is kind of a classic color. I don't know if that needs all needs repainted, but I think.

Maggie Grant: You're good, that's exactly the color. [laughter]

Tim Clites: Yeah, it'd be a great way to tie it in. Right. A little bit of your sign.

Maggie Grant: Exactly. Maybe like the sign pops with the green and do a softer white for the building.

Tim Clites: So, I wish we had the example just to back up a little this committee over the last 5 or 6 months, I might have my timing off has had about five applications for very dark or black in town. And I was the first one out of the chute, and the committee said, that's too dark. And so, we've seen a lot of the dark. What I would call off black colors, whether that's a black, green or. There's obviously black blues, but a variety of kind of subtones. For me, I guess I would like, I would like to see the Black Forest chip to know really how black versus how green it is. Because I think it's I don't mind it being darker in tone than the blue that was there, but I wouldn't personally, I think it would be nice to have a little more of the green coming out and less of the black.

Maggie Grant: Understood.

Tim Clites: And I think Punkin is right. The last time we looked at this that, you know, that Ben Moore, Sherwin-Williams, whoever it is has the color chip and I think we went from the darkest and kind of agreed on one of the sub tones of that. So

Maggie Grant: No, I'm happy to go back to the drawing board and present a different color.

Tim Clites: Yeah. And then my last question is for just to understand it for maybe the sign maker are all the letters engraved or? Yeah, they're all engraved and the gold is engraved and then it's a flat sign with a code or what's the term. Yeah, coved edge. Okay. We would also like typically to see the light that's going to light the sign. There's a couple of examples in town that

are super simple. And excuse me, the goal there is to try to keep it so that the light is not something we see necessarily.

Maggie Grant: Absolutely.

Tim Clites: Right. But the light. Yeah. Just the actual light on the sign, not the light fixture. Yes.

John Ralph: If I could add to that for a second?

Tim Clites: Sure.

John Ralph: John from Quail Run. Since we're taking the brackets, all the brackets off the building and moving the one bracket that we kind of purpose made to a different location, we could also come back with an application showing this light's integrated you know, back from the bracket to the sign, so that we have downlights focused on the sign and get rid of the thing on the building no one likes.

Maggie Grant: Definitely love the less is more.

Tim Clites: Yeah.

Maggie Grant: Philosophy is more.

John Ralph: As opposed to loosely saying, the light shining on the sign, we can actually just integrate the lights into the bracket.

Tim Clites: Into the bracket, like you've done in the past. Right? It's just a simple little bullet style light that lights the.

Maggie Grant: That would be fantastic, because we are cleaning up and taking down some of the older.

Tim Clites: Thank you.

Maggie Grant: From my youth. [inaudible] 70's ish.

Tim Clites: Yeah and thank you for cleaning up the old brackets and all of that. It actually helps a lot.

Maggie Grant: And repurposing one, I thought that one was perfect.

Tim Clites: Yeah.

John Ralph: Thank you.

Tim Clites: Any comments from the committee on the idea of the. I can't really zoom into that picture. Is there a surface mounted light? The door that's recessed? Is there a surface mounted light there that's going to become a recessed? Is that the thought?

Maggie Grant: Currently, yes.

Tim Clites: Yeah.

Maggie Grant: Yes. So recessed under both 13 and 15. And then something on the bracket.

John Ralph: Yep.

Maggie Grant: And [off mic] that's it.

John Ralph: Yeah.

Tim Clites: To the extent you can get 2700 Kelvin bulbs. So, they have a nice warm light we you'll appreciate that, but we will do.

Maggie Grant: Exactly.

Tim Clites: Any other comments from the committee? Someone could make a motion. And it feels to me like perhaps we can approve the sign and ask to see for the lighting and the color again. If that's the consensus.

Maggie Grant: Well, then I have a question.

Tim Clites: Yes. I'm sorry.

Virginia Jenkins: If you're going to approve the sign, which is also the Black Forest Green, that's going to might change everything if you insist on changing the color of the building.

Tim Clites: I guess, or if Black Forest Green is the color of their logo. And like, we often approve signs that have nothing to do with the color of the building. I mean, I understand what you're saying. If they want to integrate them, they may not want to build the sign. If they go with the lighter.

Virginia Jenkins: Seems to me that's what.

Tim Clites: That's the goal.

Virginia Jenkins: Okay.

Tim Clites: Yeah.

Maggie Grant: Green is the color of community.

Tim Clites: And Middleburg is too. We've got an awful dark green. It. Yeah.

Maggie Grant: And.

Tim Clites: Well, to your point, if we approved the sign, they could decide whether they want to come back with a lighter sign color to match the. I mean, that could be up to them, but they could also proceed with the sign to get ready to open. I'm just trying to give you all the flexibility.

Maggie Grant: Appreciate that.

John Ralph: I would ask if you could approve the sign and submit it since you tend to like it. We can have a discussion about whether to hold back on that green color if you want to amend that along with the building. But that way we can if need to, we can move forward.

Maggie Grant: Or do something like the White Dove for the building and only have the green in the accent of the sign, which is part of the town, the community. Yeah, and my colors of my [inaudible] awesome.

Tim Clites: All right.

Bill Anderson: John, are you saying that by the next meeting, you won't have painted the actual color of the sign?

John Ralph: Well, I think we need to determine that once we decide on the new green.

Bill Anderson: That's what I mean. But that won't be approved until the next meeting.

John Ralph: If the green is their logo color, the sign may not be changing.

Bill Anderson: May not. May.

John Ralph: Right. But I'd say if we have it approved, that means if we decide to stay with that color, we don't have to wait a month to start with.

Bill Anderson: Right.

John Ralph: Otherwise, you're going to see us in a month for certain things.

Tim Clites: I don't see any harm in approving.

Bill Anderson: I don't, it's just it would be their reluctance, maybe, to change the color of the building slightly. But then that's fine. Yeah, it's really.

Maggie Grant: Might you be open to dormers and everything being a White Dove and then possibly even the maybe just the panels, I'm thinking here down below in the green to complement the sign and the door possibly? But everything else is white. Because I do agree with your opinion about particularly the dormers and the slate roof.

Bill Anderson: Just as far as I'm concerned. Well, this is so subjective. The colors, with one exception, that the fact that certain colors in Middleburg are more generally preferred. The green, I think, is great, but it's just seems too dark, as evidenced by what you see around town. So, coming back with different shades of green as far as I'm concerned. Excuse me if the hue

changes slightly on it we would consider it, I would think, but. That way you can keep the dark on the sign but possibly lighten up the green or not.

Tim Clites: And then have the storefront all be monochromatic.

Bill Anderson: Exactly.

Tim Clites: One color. I think that, yeah.

Bill Anderson: I think that's.

Tim Clites: Actually. [multiple speakers]

Maggie Grant: And sign as is. Or if you're comfortable with that green.

Bill Anderson: That is your logo green, right?

Maggie Grant: Yes, sir.

Bill Anderson: Okay. Well. I think it would be fine, but.

Punkin Lee: [off mic] Sign should be their logo.

Tim Clites: Yeah, absolutely. Yeah.

Virginia Jenkins: What? [off mic] Did you say something?

Punkin Lee: I said if that green that we see is their logo green, then if they choose to keep it, we should approve it. And if they.

Maggie Grant: On the sign.

Punkin Lee: Right. And then.

Virginia Jenkins: Well, here's my issue. I mean, we've got a lot of different greens in the town. They don't all have to be the same.

Punkin Lee: No.

Virginia Jenkins: Black is a historical color for trim. So, a Black Forest Green, I don't see why it couldn't be considered. I know you think it's dark, but if she's willing to do the White Dove on the dormers and breaks it up, frankly, I think it's quite chic.

Tim Clites: I guess I wouldn't agree or disagree. I'd like to see the color chip.

Punkin Lee: Yeah.

Tim Clites: Right.

Cindy Pearson: Actually, I liked your idea of trying whatever the white is called. It's not white.

Maggie Grant: White Dove.

Cindy Pearson: Yeah, and with the green panels, just play with it yourself and see what you think. And then go out and just look at it on the street.

Maggie Grant: Soften the facade.

Cindy Pearson: And you know, you do your thing on it and see. But then, you know, Virginia is really good with colors. I just have you know, and it's not just me personally. It's more for the town. I don't think it looks inviting like that. Even if you take that off, it looks like you're going into a cave. It's very tight. Yeah.

Maggie Grant: Abrupt.

Cindy Pearson: Yeah, I like greens, but just. That's just a lot, I think. Okay.

Maggie Grant: Appreciate your expertise on this here. You're the veterans.

Tim Clites: Have we thoroughly confused you? When we have, we'll stop.

Maggie Grant: Not. That's right. You got to keep going. I'm sorry. I used to work in government, so it's hard to. [multiple speakers]

Tim Clites: I will go ahead and try. I'm sorry. Talk over everybody. I will go ahead and try to make a motion. And when I'm done, please correct me if it doesn't make sense. I move that we approve COA 26-02 the sign as presented with the request that we see sample of the light, a cut sheet of the light that we approve, the replacement of the surface mounted fixture in the alcove door to a recessed fixture, and that we ask for resubmission of the color that would replace the blue in the existing photos, with the preference that the dormers and the other trims stay the White Dove.

Bill Anderson: I'd second that.

Tim Clites: Any comment? All right, aye, nay, all those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Clear as mud. Thank you.

Maggie Grant: Thank you.

Tim Clites: We'll look forward to seeing you next week.

Cindy Pearson: And Gretchen is used to dealing with us. So, you got a good one there.

Maggie Grant: And I knew this wouldn't be appropriate to do before.

Punkin Lee: So, what is your business going to do exactly?

Maggie Grant: So, it is a wellness center, which is science and medicine [off mic]. My son was quite sick when he was young. I worked in the White House senior staff for the United States. And around the world. And. So, meditation, infrared saunas and other treatments. But then these are some samples of retail stores and they're [off mic] items in there. So, you have to train not train. [off mic] I've already got wheels already down. I need to get you one. I asked her how many people. I apologize; I brought two extras. I'm still going to vote. Well, this day I signed up with Ali, so. And then there's [off mic] coming to town. April 16th. So, we might help people bookstore next door and do a retreat [off mic] So already looking forward to partnerships and collaborations.

Tim Clites: Awesome.

Maggie Grant: Thank you. [off mic]

Tim Clites: Next action item. COA RS 26-02 Request of Castlerock Enterprises for a revision to the approved COA RS 25-07 at 5 Foxtrot Noel Lane Middleburg Residences, lot 41. Ms. Rogers.

Amy Rogers: Chairman Clites, Members of the Committee. Five Foxtrot Noel is a residential, one dwelling unit per acre lot with proffers, that's in the stable section of Salamander. It is the larger lots that are in the rear of the development. The committee approved COA RS 25-07 for a single-family dwelling on July 3rd of 2025. This application requests the addition of a decorative railing on the front and rear porches. The railing will be a picket style railing with Southern Cross accent panels. The materials were supposed to be PVC and painted Bruton White to match the residence. On the screen you can see that the southern crosses are shown where the location on the front porch in the window area and then in the rear, they will be centered between the columns in the rear of the property. Here is what it would look like. And then just renderings and pictures of the dwelling. Have any questions?

Tim Clites: Thank you. Anything to add from the applicant?

Gretchen Yahn: Just a couple little things. One Gretchen Yahn with Castlerock Enterprises. So, I use the word PVC kind of lightly, because PVC can mean almost like a vinyl look. It's not a vinyl look. This is a very expensive rail. But, you know, just like everything in life Amy and Will, you know, brought up the proffers with respect to wood or metal. We've done metal in the past for the rails and the like. This particular client was the one that was coming off of a big farm, and they're pretty traditional. So, they wanted a more paint grade, you know, type of look than metal. But in keeping with the residences and what we've tried to do for maintenance, you know, this was much better than wood that we would be fixing every other year. So, I do bring that up because it was brought up, you know, by Will and Amy as well. But it's more of a parts and pieces are made from Timbertech. Some of them are not they're kind of a AZEK type of style, but they're not named AZEK. So just know that that's kind of the scenario when we say it's not a wood deal, but it'll paint the Bruton White just like it does on every, you know, all the other parts.

Tim Clites: Thank you for that clarification. Bill.

Bill Anderson: Thank you. I was just curious. I see you have you submitted out the elevations of the house, the residence here, but there's no railings on it.

Bill Anderson: I'm sorry, what?

Bill Anderson: I don't see the railings shown on it. Am I missing something?

Tim Clites: I think those are copies of the approved. And they did not draw the new railings on. You're not. You're not missing anything.

Bill Anderson: Yeah. And yeah. And these are useless. Okay. All right. That's my only comment.

Tim Clites: Thank you. Punkin.

Punkin Lee: I just think if you go to the guidelines where it has painted wood or the wrought iron is optional, and in keeping with the other houses that. I'd rather go with the wrought iron, I think. I don't know. This doesn't.

Gretchen Yahn: Well, this could be done in wood. The only. [multiple speakers] Yeah, but the only difference would be that this is painted and everything out at the residences every piece of running trim, every shutter, every piece out there is not wood.

Punkin Lee: Right. I don't know, but there's just something about this that doesn't look like it should. And just in my mind, that's just my $0.02.

Gretchen Yahn: Can I get a clarification on that, though? Because I don't understand if it's.

Tim Clites: Well, let's get through all the comments from the committee and then we'll come back. Thank you. Linda.

Linda Wright: I actually think they're attractive and help sort of soften the facade somewhat. So, I'm fine with them.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: I'm fine with it.

Tim Clites: Thank you. Steve.

Steve Simons: TimberTech is a great, great product. I think once it's painted out, you wouldn't know the difference whether it was wood or whether it was a PVC product at all. I think it will help with the longevity with maintenance on the building, and it will be indistinguishable from a wood product at the end of the day.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Yeah, I kind of agree with Bill. I was looking for it on the pictures of the house so we could see what it looked like on there, just because when I first looked at it, I went, oh,

that's interesting. But you know I get it using that, I'll call it product for not having the right language there. The sun just eats up wood and. You know, I have no one way or the other how that goes.

Tim Clites: Thank you, Cindy. I'll just add a little clarification. My interpretation of the guidelines in section 4.1.8 materials states, handrails and balusters shall be stained or painted wood or cement board options for wrought iron rail and balusters shall also be permitted. So, I interpreted the stained or painted wood or cement board to include non-wood product if it was painted. That's just my interpretation of that. However, I will say having used this product myself on projects where we paint, I don't have any issue with it. It will mimic some wood. The Southern Cross detail is that a continuous sheet that they actually CNC out, or do you know, because we've done that as well where.

Gretchen Yahn: They've CNC'd this.

Tim Clites: Buy the panel and it's basically.

Gretchen Yahn: Yeah. So, if you go back to the layout to give you a little bit for Bill and for Cindy or I should say Mr. Anderson and Miss Pearson. So, the way that this, if you look at the sections, we had these custom made for the sizes that are in there. So, if you look at the front porch, okay, if you were looking at it in plan view and in elevation, you would have your pickets that are all in the blue. So, if you were to envision that one page that just had the up and down pickets, then what we did is we took an eight-foot section on the front in just the center line of that long. So, because Southern Cross can get woah crazy. So, this was a way to make this integrated and make it make sense to have this other cross in just these two sections at an eight foot, and that eight foot was arrived at by coming up with a 50%, 25, 25 on each side. Okay. So that's how we arrived at that scenario on the front. So, the only Southern Cross that you'll see is that two panel scenario symmetrical on each side of your opening. Okay. Then on the rear. So, Bill, is that clear on that part?

Bill Anderson: I read the plan.

Gretchen Yahn: Okay. [off mic]

Gretchen Yahn: Okay. Yeah. Okay. Then on the back part of it, just the same scenario, we had those custom made to the size to do the same proportions to give that kind of mirroring. So, it, you know, from front to back, no one's going to run from front to back, but at least the sizes were correct and proportion front and back, with the majority of this being a straight type of picket with an accent of the Southern Cross.

Tim Clites: And my only comment or question, which is not to suggest the change is the first, is a question. Do you need the 36in to meet a code clearance somewhere?

Gretchen Yahn: You mean in terms of using the rails, period?

Tim Clites: So, do you need it to make a to cover a safety issue where you've got more than a 30 inch?

Gretchen Yahn: We do on that front kind of left side.

Tim Clites: Yeah.

Gretchen Yahn: So, you can see on this, see that area right there?

Tim Clites: Right.

Gretchen Yahn: We did the stepped planter there.

Tim Clites: All right.

Gretchen Yahn: In the back. So, we theoretically don't need it there. The thing is, she has two grandchildren, and she was like, I got to have rails. And I mean, when I talk grandchildren, I'm talking grandchildren. So, this one was one that was going to be a no go. There was going to have to be rails. So again, in conversation, it would have been less expensive to go with the wrought like we've done on the others and just picket style. She did feel it was a little bit harsh with everything, so she was asking for something a little bit more traditional.

Tim Clites: So that's kind of my question around the height was just, I think the front elevation, that that low southern rail would be so much nicer when you're inside looking out. Right. Because you wouldn't. But it's neither here nor there if you need it for safety. I can't imagine that it would look nice to step them. So, I don't have any other comments myself on the rails. And just to be clear, I think everyone understands. But in case you don't in the plan, as I understand, it's the blue picket. The red is the little post, right? Yeah. So, we're not adding any columns to the architecture, just posts.

Gretchen Yahn: No.

Tim Clites: All right. Any other comments from the committee?

Cindy Pearson: I just wanted to say thank you for explaining that. I didn't know it. I know Bill could read it. I didn't catch that. But thank you.

Gretchen Yahn: And it should have done that. But I just we were trying to get this in for this kind of meeting because they're moving in. Sorry.

Tim Clites: Great. I move we approve COA RS 26-02 as submitted.

Virginia Jenkins: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain? Motion passes. Thanks for coming in tonight.

Gretchen Yahn: In closing, I am going to say that what I discussed with Maggie and he went up to Will afterwards, John did. We'll do some mockups, up front and I'll let Will know so that before the next meeting, we'll have a few options with regards to the front storefront.

Tim Clites: For the first application. Great.

Gretchen Yahn: Okay. So actually, in place.

Tim Clites: Let Will know we will walk by and look at it.

Gretchen Yahn: Yeah, I'll let y'all know. Okay.

Tim Clites: Thank you. Thank you. Any discussion items?

Virginia Jenkins: Yes. May I make a suggestion.

Tim Clites: Please?

Virginia Jenkins: So we don't have this issue constantly about paint and paint chips that when somebody comes in with a request for signage or whatever, or painting the building that they are told that they must bring a paint chip, and that might clarify things and make it easier for everybody. Yeah.

Linda Wright: Well, I have.

Tim Clites: And I'm sorry. Go ahead.

Linda Wright: Along that line. The other thought I had was we should have a fan of Ben Moore, and a fan of the paint sets for Sherwin Williams, the most popular ones. Maybe we should just have one here.

Tim Clites: Well, I certainly could get that and bring it. I just don't know that it's our responsibility. It's kind of like when we used to have the historic colors, and then the debate was who said they were the historic colors? Right. So, we got away from that. I do think, however, asking for color chips and then and I don't want to ask too much out of staff unfairly, but to the extent that it's a dark color asking them to bring. Well, someone's going to have to help me. What is the strip called when it's got the different gradations? It's like. You know what I mean? Yeah, it's like a paint card, but it's got, like, the dark color.

Linda Wright: Yeah, right.

Tim Clites: And then it's got 2 or 3 lighter hues or values. [multiple speakers]

Linda Wright: The one that's all the fan of colors.

Tim Clites: Or are that it's worthwhile suggesting to someone, hey, dark colors are a bit of a concentration for this committee and so you might want to bring some options. Anyway, thank you. I know you do the best you can with the time that everyone gives you when they throw stuff.

Virginia Jenkins: But Tim, we've also had oh, hello. We've also had this issue with other colors, not just the dark colors, you know, because.

Tim Clites: That's true.

Virginia Jenkins: It comes up on, on a piece of paper blue and it looks like it's electric blue. And you go, oh my God.

Tim Clites: Even the stucco colors on.

Virginia Jenkins: Yeah. So, I think just in general, it would probably make life easier for everybody. And it would certainly simplify things for us.

Tim Clites: Right. Thank you.

Steve Simons: Need to be a paint chip or a paint sample I would say just like when Mr. Nash was here last meeting, they actually painted a board and brought it. So, you can feel what the texture looks like with it on a larger piece. And it's a little chip chart.

Punkin Lee: I mean especially if John's doing them because he's got all the paint anyway. So, he should when he comes always have the colors.

Tim Clites: Yeah. We won't pick on John, but yeah, he should know.

Punkin Lee: Oh, but he comes enough. [laughter]

Tim Clites: And he's not here right now. I hope he listens to the tape. No, I'm just kidding. All right. Any other comments? Discussion items?

Amy Rogers: Chairman Clites just a heads up for next month. There will be a pre-application discussion on the Asbury Church next month. Just so everyone's aware and we may have 115 117 West Washington in the Fun Shop, Fun Shop building back next month. They've contacted us about a deadline.

Tim Clites: Great. Awesome. Well, I was figuring they would based on our last meeting, they would probably focus on their technical drawings first and then come back with some of that aesthetic stuff. But the meeting notes I appreciated the way that was all kind of recapped right at the end of them, just to make it clear what it is that we should focus on when they come back. So, thank you all. Meeting's adjourned.