



**TOWN OF MIDDLEBURG
HISTORIC DISTRICT REVIEW COMMITTEE
REGULAR MEETING MINUTES**



**Thursday, August 5, 2021
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, August 5, 2021, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Town Clerk North called the roll.

PRESENT: Tim Clites, Chair
Punkin Lee, Vice Chair
William Anderson
Virginia Jenkins
Margaret Littleton
Linda Wright

STAFF: William Moore, Deputy Town Manager/Town Planner
Rhonda S. North, MMC, Town Clerk
Estee LaClare, Planning & Project Associate

ABSENT: Cindy C. Pearson, Council Representative

Chair Clites noted that people were watching the meetings online and were sometimes having difficulty hearing the members. He asked that they make sure they turned their microphones on when speaking and that the spoke into them. Mr. Clites advised that he would call upon each member to give their comments during each item so only one person would be speaking at a time.

Approval of Minutes

Committee Member Littleton moved, seconded by Committee Member Wright, that the Historic District Review Committee approve the minutes of the May 20, 2021 Work Session, the July 1, 2021 Regular Meeting and the July 15, 2021 Special Meeting as presented.

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

Action Item

Updated Historic District Guidelines

Deputy Town Manager Moore reported that Planning & Project Associate LaClare worked with the members individually to obtain any additional comments they had and forwarded them to Frazier & Associates. He advised that they were mostly related to the photographs. Mr. Moore noted that a disaster recovery plan was added to the appendix at the request of the Virginia Department of Historic Resources and noted that it was not Middleburg specific. He thanked the members for their hard work and opined that this was a good product.

Planning & Project Associate LaClare also thanked the members for their dedication to the project and opined that it resulted in a wonderful document.

The HDRC complimented the staff and consultants on their work and opined that this was the best document they have ever seen. They suggested the captions below the photographs that identified things that were not acceptable in the Historic District should be highlighted or differentiated in some fashion. The Committee also suggested the note in Section 4.1 either be bolded or boxed to call attention to it. They noted that the language on solar panels made it clear that they would not be allowed in locations where they could be seen.

In response to inquiries from the Committee, Deputy Town Manager Moore advised that unless the Council made changes to it, the document would be posted on the website following its approval on August 26th. He noted that the consultant would also provide the Town with a couple of hard copies.

Committee Member Jenkins moved, seconded by Committee Member Wright, that the Historic District Review Committee forward the August 2021 version of the Historic District Design Guidelines to the Town Council with a recommendation for adoption as an update to the existing guidelines, which would include the additions or changes made regarding the highlighting of the two items and also include the disaster preparedness appendix.

Vote: Yes – Committee Members Lee, Anderson, Jenkins, Littleton, and Wright

No – N/A

Abstain – N/A

Absent – Councilmember Pearson

(Chair Clites only votes in the case of a tie.) (By roll call vote)

Discussion Items

Exterior Details – The Residences at Salamander

Gretchen Yahn appeared before the Committee representing Salamander. She distributed large versions of the plan sheets. Ms. Yahn advised that they have changed the materials for the grill area to shiplap and changed the column detail for the two-car garage as suggested. In response to an inquiry from the Committee, she confirmed the documents identified the design details and would be a part of the construction documents.

Deputy Town Manager Moore advised that except where otherwise noted, the details would apply to all five house models.

Ms. Yahn reminded the Committee that the intent of this meeting was to review the details. She noted that she would bring the hardware to the next meeting.

Chair Clites noted that the Committee was only looking at the details for the different exterior material options. He further noted that when they saw the application for the first house for each model, the Committee would see the elevations with the details. Mr. Clites advised that after that, they would simply be looking at the home in its context with the adjacent houses. He opined that it would be difficult to look at the details out of context and suggested the members provide their comments with the understanding that they would need the complete packets of plans and elevations, with the details, for each application. Mr. Clites noted that the Committee was not approving anything at this time.

Ms. Yahn advised that she would not change the elevation drawings until she knew the Committee's feelings on the details.

The members of the Committee offered the following comments related to the details as presented:

- Detail #1: The Committee suggested the need to identify the materials for the header and apron on the drawings. They questioned whether they would be painted or natural.
- Detail #2: The Committee noted that the same comments applied as for Detail #1. Ms. Yahn confirmed everything would be painted.
- Detail #3: It was noted that this detail was absent.
- Detail #4: The Committee noted that the same comments applied as for Detail #1.
- Detail #5: The Committee noted that the same comments applied as for Detail #1.
- Detail #6: The Committee questioned whether the cedar would be natural. Ms. Yahn confirmed it would be painted.
- Detail #7: The Committee noted that the hardware needed to be submitted for their review.
- Detail #8: The Committee noted that the hardware needed to be submitted for their review. They further noted that the finish and materials for the shutters had not been identified.
- Detail #9: The Committee questioned the materials for the perimeter band and how it would be finished. They questioned what was meant by "cut".
- The Committee asked that the materials and their finish be identified for all the details.
- Details #9, 10 & 11: The Committee questioned whether the black line was the grade. Ms. Yahn confirmed it was.
- Detail #12: The Committee questioned whether the aluminum drip edge would be the same as the gutter. Ms. Yahn confirmed it would. She noted the Committee's previous recommendation that the gutter color be contrasting and advised that they were not in favor of this.
- Detail #12: The Committee questioned the materials for the soffit, frieze board, etc. Ms. Yahn confirmed all the trim would be paint grade AZAK. She reiterated that the cedar would also be painted. The Committee asked that this be noted on the plans.
- Detail #16: The Committee questioned the "strip" that was shown at the bottom of the barn door. Ms. Yahn advised that this was a sill. She noted that sometimes they would have a sill and sometimes they would not. Ms. Yahn explained that they were trying to make it look like a shutter and advised that she would defer to the Committee's desire for a sill.
- The Committee noted the plans used the terms "left" elevation and "right" elevation. They expressed a preference that they use the terms "north", "south", "east" or "west".
- Elevation A-1: The Committee questioned whether this a freestanding column versus a wing wall. Ms. Yahn noted that they just reflected that there was a column for conversation purposes. She reminded the Committee that it was previously a wing wall.
- The Committee questioned whether the stone would be cultured stone. Ms. Yahn confirmed it would be real stone and advised that she would provide a mock-up at the next meeting.
- Detail #1: Windows in Stucco - The Committee opined that having a rough sawn top board was odd. Ms. Yahn advised that this was proposed to provide a textural detail and explained that she was trying to achieve the feel of an architectural header on the stucco.
- Window Elevations:
 - The Committee opined that the drawings were more successful than the details. They further opined that the window details for the lap siding elevation looked more authentic to Middleburg; however, the molding for Detail #2 looked over embellished for what was supposed to be a simple cottage. They questioned why the exterior casings were the same for the stucco house and opined that they did not feel traditional or consistent with the area. The Committee noted that as to the board & batten house, the double cap piece at the top looked like builder's grade. Ms. Yahn opined that there needed to be some kind of differentiation in terms of being more traditional. She advised that she was open to suggestions.

- The Committee suggested Ms. Yahn provide photographic examples of details that she found to be successful in some of her projects. They encouraged variety and noted that subtle details were important to them.
- The Committee opined that if the sill horns projected too far, it looked like a mission style as opposed to a traditional one.
- The Committee opined that it would be great to see the windows in the dormers and suggested they were difficult to see currently.
- Detail #12: Soffit – The Committee noted the overhang and rake detail on the stucco design offered a five-quarter projection, but there was a 2-3” one on the board & batten design. They expressed a preference for more of a shadow line. Ms. Yahn explained that she was trying to show something that was different between the designs. She suggested she could do something different than what was shown.
- Detail #12: Rake – The Committee noted the flat rake with the lap siding and a secondary trim board below it. They questioned the relationship between the first and second boards and suggested it should be intentional. The Committee agreed the fascia board hung below the soffit too much. They noted that one detail was done nicely; however, the other was too large. Ms. Yahn opined that this was a CAD issue.
- Porch Column & Details: The Committee suggested it would be better if the beam above the column was the same width as the column to give it more of a presence. Ms. Yahn explained that the issue was bird related and advised that they did not want the bulkhead to be too large. The Committee suggested the need for a better detail and noted that all buildings had bird issues.
- Barn Doors: The Committee advised that they had no preference with regard to the issue of the sill. They noted that one elevation had it; however, another did not.
- Shutters: The Committee suggested the shutters made more sense than the 16 elevation. Ms. Yahn advised that there should not be a line there. She confirmed this would be one fixed shutter. The Committee opined that the design would be more successful without them; however, they suggested Ms. Yahn present them with the shutter options so they could make a final determination.
- The Committee questioned where the flat panel on the side of the porch was in the plane and suggested that if it was back so the cove would be proud, it would look better. Ms. Yahn advised that in terms of elevations, they were proposing shiplap on the mudroom portion of the grill. She noted that she thought the shiplap on the grill would look better if it was horizontal. The Committee noted that the stucco under the porch was changed to shiplap. They further noted that it would be a painted AZAK, as opposed to stone, to match the siding.
- Soffit & Fascia: The Committee suggested the molding could be square stock into a flat soffit. Ms. Yahn confirmed it would be. She noted that it would look the same as the flat panel on the porch that would have a cove piece.

Ms. Yahn asked that the Committee pick an elevation and suggested that, if they did, she could provide them with elevation drawings with the details on each of the three exterior building materials. She opined that it would be easier to see the details in context of the design. Ms. Yahn advised that she did not want to prepare all five plans until she had some direction from the Committee on the details. She noted that they did not use the terms “north, south, east or west” because the houses could be located facing different directions. Ms. Yahn explained that instead, they used terms like “left” or “right” and noted that the left detail would include the front door, with the garage on the left.

After some discussion, the Committee suggested she prepare elevations drawings using the left elevation. They encouraged Ms. Yahn to also provide photographic examples of the details in other projects that she had done successfully. The Committee also asked that she provide them with the floor plans. They noted that the sooner they had the information, the more time they would have to digest it.

Ms. Yahn displayed samples of the colors for the exterior materials. She reminded the Committee that they were Pewter, Rockport Gray, Burton White, and Kendall Charcoal. Ms. Yahn explained that they were going for an earthy palette of grays. She confirmed the trim would be painted the same color as the exterior material.

The Committee opined that the Kendall Charcoal was too dark.

Ms. Yahn advised that dark colors were popular now. She reminded the Committee that she would annotate the colors of the homes on the site plan as they were approved. Ms. Yahn further reminded them that the same color would not be allowed on adjacent houses. In response to inquiries from the Committee, she confirmed the materials did not have to vary and that multiple homes in a row could use the same materials. She further confirmed that the windows would all be black and noted that this was currently popular.

Quorum – September Meeting

Those members who were present indicated they would be present for the September 2nd meeting.

There being no further business, the meeting was adjourned at 6:47 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – August 5, 2021

(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)

Rhonda North: It is 5:30.

Tim Clites: All right, thank you. Turn my microphones on we'll call the meeting to order. [off mic] [inaudible] The first order of business is the roll call, but before we do that, we'll just pause to make sure everybody has the agenda up. [off mic]. [multiple speakers]

Estee LaClare: I'm going to use my mouse because sometimes I find this is easier.

Margaret Littleton: I'm sorry.

Estee LaClare: It's fine. [multiple speakers]. All right. Let me see if I can [multiple speakers] Let's see if it'll go. There you go. OK. And using the mouse helps. Sometimes this can be a little tedious. [multiple speakers] [laughter]

Margaret Littleton: OK. Oh, these things don't roll very well.

Tim Clites: All right. Thank you. First order of business is the roll call. Rhonda.

Rhonda North: Chairman Clites.

Tim Clites: Present.

Rhonda North: Vice Chair Lee.

Punkin Lee: Here.

Rhonda North: Committee Member Anderson.

Bill Anderson: Here.

Rhonda North: Committee Member Jenkins.

Virginia Jenkins: Here.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Here.

Rhonda North: Committee Member Wright.

Linda Wright: Here.

Rhonda North: And Councilman Pearson is absent.

Tim Clites: All right. Before we ask for any public comments, I'll just mention that this committee is monitored. People are watching us, which was more obvious when we were remote in our meetings. But there's been some difficulty hearing us when we especially if we get excited about something and speak over each other. So first thing is we want to make sure our mikes on when we're speaking, and we speak into our mic. And the second thing is maybe we'll just try as a committee for me to go around the room like we did when we were remotely meeting. And we had people both physically here and out of the meeting. And that way everybody kind of knows when it's their turn to speak. And if I miss you, just raise your hand. Thank you. Public comments we'll pause and see if anyone in the public has anything they'd like to address us regarding. All right, no public comments. The next order of business is approval of the minutes. We have three sets of minutes, one from 5-20, one from 7-1 and the last set of meeting minutes is from 7-15. Are there any edits or clarifications to the meeting minutes? All right hearing none, can we approve them? Do we need to have a motion and vote? I'll need a motion.

Margaret Littleton: I make the motion that we approve the minutes from 5-20 7-1 and 7-15.

Tim Clites: Thank you, Margaret.

Linda Wright: Second. [multiple speakers]

Tim Clites: Thank you. Would you like to do a roll-call vote?

Rhonda North: Sure. Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Anderson.

Bill Anderson: Approve.

Rhonda North: Committee Member Jenkins.

Virginia Jenkins: Approve.

Rhonda North: Committee Littleton.

Margaret Littleton: Approved.

Rhonda North: Committee Member Wright.

Linda Wright: Approved.

Tim Clites: Thank you. The next item is an action item, and it is the recommendation to council for the adoption of our updated historic district design guidelines. I believe everyone got a hard copy of those guidelines. And so maybe while everyone pulls them out and sees if they have any comments, I'll just pause and ask Estee and Will, if they have any comments from the committee.

Will Moore: Sure. Thank you, Mr. Chairman. A couple of things. Estee worked with a number of individual members subsequent to your last meeting to receive some additional comments that maybe didn't necessarily come out during the last meeting. So subsequent to that, she transmitted those to Frazier, I think exclusively related to replacement of a number of photos within which have been accomplished now. The one thing that you did not receive in your hard copy that I emailed separately to you was this new appendix. And it was kind of a last-minute realization that we needed to or notification to us that needed to be included. So that has to do with disaster preparedness. And it's simply reiterating language that's on the DHR website. So it's nothing necessarily Middleburg specific, but it's something that they wanted included it in the guidelines because it's grant funded. That was something they were looking for. Otherwise, that's pretty much it. I'm happy to handle discussion any way you feel. I think we're beyond the going through chapter by chapter, looking at all the detailed text, you've hammered that out quite a bit. We greatly appreciate your work over this past calendar year getting this done. It's been a lot for you, a lot of extra meetings, but I think we're going to have a good product here. And so today is just to see are there any last-minute minor tweaks that are needed to with all of the heavy lifting that you've done so far?

Tim Clites: All right, well, thank you and.

Punkin Lee: Estee if she has any.

Tim Clites: Estee.

Estee LaClare: I just wanted to thank you all for your commitment and dedication because I know the amount of hours you all have worked on this. And I think when and we're it's all said and done, it's going to be a wonderful document that everybody can use. So thank you.

Margaret Littleton: And thank you.

Tim Clites: Thank you both for all your work. Maybe we'll just go around the committee and ask if there are any overriding comments. I think that the thing that was outstanding to me when I tried to review it yet again was that after reading it a couple of times, you get familiar and perhaps overlook obvious little typographical or details that I think as a committee. And we when we start to use it, some of that will be apparent. So to me, that's almost like obvious. It doesn't need said. But with that in mind, if there's any comments from each committee member, we may just work our way around the committee, and you can go ahead and share with us. Bill, I'm going to start with you, if that's okay.

Bill Anderson: Sure. Again, I want to compliment the staff and the consultant. I think it's absolutely a terrific job. It's one of the best I've ever seen. And it's going to take a while. Like you say, even though you read through it, to become really even familiar with it ourselves. And as we actually were mentioning before the meeting started, even when applicants come in, they're going to have to be probably walked through it, too, as you probably already have done. But, you know, that's fine. I'm sure we'll all learn as we go along here. But a very, very good job. And I think this emergency preparedness section in Appendix five is terrific. It's something I wouldn't have thought about. And it's just good for people to read through if they ever get back to it because the document it's so big. [laughter] But it's very helpful. Very good. So good job.

Tim Clites: Margaret.

Margaret Littleton: I would say ditto to absolutely what Bill has said and if there is anything missing, we just have to go case by case. And I mean, it is very, very thorough and a lot to read, but there's always the office. [laughter] And I think the people will really respect it. And it's written so they can't complain. Good job. So glad we didn't have to do it. [laughter]

Tim Clites: Thank you, Margaret. It's probably why it's taken this long to actually get it right. We've talked as a committee for years about the need.

Margaret Littleton: We have. [multiple speakers]

Tim Clites: So it is very nice to see the results of that.

Margaret Littleton: Professional's work.

Tim Clites: Punkin.

Punkin Lee: I just want to thank everybody again because and thank you Estee for getting the pictures changed. Because we have so many buildings, and to me, they kind of got hung in a rut and they didn't move off certain areas. So I think changing quite a few of them makes a very nice difference. The only thing I just wanted to clarify that the examples of do not use, that those captions are being put in bold, because if you look at the pictures and people go, I saw the picture in there.

Estee LaClare: Okay.

Punkin Lee: There's no differentiation between what's good and what's not acceptable.

Margaret Littleton: Good point.

Estee LaClare: Thank you, I'll make that.

Punkin Lee: Other than that, keep reading. [laughter] Thank you.

Tim Clites: Thank you, Punkin. Linda.

Linda Wright: Well, I would again thank the staff and all the people that worked on this for all this time. I would ditto what Punkin said that's the only thing only comment that I had about the bold type to differentiate that, so people do not get confused. Otherwise, I just think it's a spectacular document and it's going to last us for a long time going forward.

Estee LaClare: Great. Thank you.

Virginia Jenkins: I'm just in agreement with everyone else and what a great job you all did. And I also agree with Punkin on highlighting or boldface or whatever, just to make it a little clearer for everybody. But this, you know, it helps us and anybody who's trying to do something. So it's great. Great job.

Tim Clites: Thank you, Virginia. I would agree and Punkin had mentioned the other day this need of bolding. And the only other place that I thought it might be helpful and maybe it's from my experience in the Planning Commission years ago, but the beginning of on 4.1 there's a note and it says, note many of the sections of this, the site design guidelines are also in the zoning ordinance. I would bold that or put a box around it because that's not really all always

obvious to someone that thinks they only have a HDRC set of guidelines to look at and that, you know, comes up specific to fences and gates and things like that.

Estee LaClare: Thank you. [off mic] 4.1.

Tim Clites: It's right at the beginning, the first page of Section four.

Virginia Jenkins: No, I have the section but Oh it's the notes. [multiple speakers]

Tim Clites: It's that note, like I think that wants to be bold or put a box around it or something, so they know they've got to go to another document that, you know, there's things in the zoning ordinance.

Estee LaClare: Additional information, [inaudible]. Thank you.

Tim Clites: Otherwise, I and I actually did get through. I didn't read it all, but I flipped through and looked again. The one thing that I had added from the last meeting, if you all noticed in the solar panel section, there were some comments about them when they're not visible. And there were some comments, I think maybe boilerplate stuff about like solar arrays and things in yards or in the landscape. And we now make it clear that's not really allowed in the historic district anywhere that it's visible, so I think that's kind of the tone of what we had talked about earlier. OK. Well, it's nice that this is an easy process at the end.

Estee LaClare: Yes, it is.

Tim Clites: I guess I also have to say I appreciate when we decided as a committee to meet twice a month, we used every one of those meetings. So thank you all for the extra time. I'm glad we kind of came together to do that. So we didn't have a big push at the end. And so here we are. Now just to understand, we make a recommendation, is that right?

Estee LaClare: Yes.

Tim Clites: Yeah. So there's some let me get to the text here. And so if you all have open the background and the notes from Will at the bottom is a recommendation with some wording.

Will Moore: And we can make these additional highlighting or bold printing, there's no need to include that in the motion, that's [multiple speakers] We can just take care of that.

Tim Clites: Understood.

Punkin Lee: How long after I mean, I know council meets, what, the 18th.

Estee LaClare: Twenty sixth.

Punkin Lee: Twenty sixth, only once this month and they approve it, then what is the turnaround for approximately for the completed product?

Will Moore: That's it. So once they approve, unless there are any changes we need to make, like we'll do some of the additional highlights. That's easy [multiple speakers]

Punkin Lee: But that'll be done before.

Estee LaClare: Yes.

Punkin Lee: You go there so.

Will Moore: Yeah, that will be it. Now they'll deliver. I think they're committed to giving us a couple of hard copies. We're essentially doing this as a digital document and then we have some post adoption things that we have to take care of in very quick order, just getting the approved adopted copy to the H.R. and doing the grant reporting and things like that, but immediately after council's adoption, if they do adopt on the 26th, these will be your guidelines. [off mic]

Punkin Lee: Thank you.

Tim Clites: So if there are no further comments, I'm more than happy to entertain a motion which is listed again as a recommendation from us to the town council to adopt the guidelines. [off mic] I know no one wants to go first. [laughter]

Virginia Jenkins: Can you correct me as I go?

Tim Clites: Please do. Yeah.

Linda Wright: Yeah, go right ahead.

Tim Clites: And Virginia says.

Virginia Jenkins: I make a motion that the Historic District Review Committee forward the August 2021 version of the historic district design guidelines to the town council with recommendation for adoption as an update to the existing guidelines, which would include the

additions or changes we made regarding highlighting those two [off mic] and also it will include the disaster preparedness.

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

Rhonda North: Yes, ma'am.

Estee LaClare: Thank you.

Linda Wright: Second.

Tim Clites: Thank you, Linda. Do a roll call vote.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Anderson.

Bill Anderson: Approve.

Rhonda North: Committee Member Jenkins.

Virginia Jenkins: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Committee Member Wright.

Linda Wright: Approve.

Tim Clites: Congratulations, Estee. [laughter]

Estee LaClare: [multiple speakers] This truly was a group effort though. I mean you have had countless hours of dedication. So we couldn't have done it. Poor Punkin was here with me for probably what, four and a half hours going through it. So thank you all very much.

Virginia Jenkins: Oh, man, I messed up. How do we get back?

Tim Clites: How do we get back. I just did the same thing. [laughter].

Virginia Jenkins: [multiple speakers] I've updated Microsoft Edge. [multiple speakers] All I did was hit X.

Linda Wright: There we go. Good job.

Virginia Jenkins: Okay. Thank you.

Gretchen Yahn: Well, I brought some big prints if somebody wanted any big prints. So they are available if anybody wanted to study more [off mic]

Bill Anderson: It's just one sheet?

Gretchen Yahn: It's actually this sheet [off mic] and then what we did is [off mic] in just a couple of things, I mentioned [off mic] A1 because [off mic] detail on the [off mic].

Tim Clites: Hold on. Hold on. Let's back up a second. This is a discussion item. And for the record, for those that are listening remotely or may not be watching, the video. The discussion item is the Residents at Salamander, the exterior details. And obviously Gretchen's here to review that with us again. So if you like to be at the table. Does staff have any comments for us?

Will Moore: I would just say that she's referencing multiple sheets now. I was only provided one sheet [inaudible] so you only have one sheet. [inaudible]

Gretchen Yahn: Yeah, it's mainly the one sheet with the exterior details. I'm referencing that I'm changing to shiplap per our conversation on the grill and which I'll be making that. I just brought it up for myself, for you guys. And then I just made changes on the two-car garage just to reflect the column detail that we're discussing. [off mic] So on just in elevations for the vineyard?

Bill Anderson: Which [off mic] A1?

Gretchen Yahn: No it just says Elevation's. [off mic] I mean, I was just I mean, I'll be going back, but I was just answering Will's comments as to what drawings were here. I wasn't trying to discuss them.

Tim Clites: So I'll back us up again just for a second to make sure we're all on the same page. I believe that this is added just today or yesterday, and it's an opportunity for us to see the first pass of the exterior details that we discussed in the last meeting. There were some other

comments around elevations. And so if we have updates on that, I think it's fine to reference then. I imagine I don't know if the committee has had time to review the details enough to give input at this meeting. I did myself carve out a little time. So I have some input, but maybe I'll just pause. And again to keep things organized so that the remote listeners can follow along. Let's start with. [off mic] First, Gretchen is confirming that she's brought A14, which is the same set of details that we received in our email. And so if we could just pause for a minute and we'll share them between us in groups of two, and then we'll give ourselves a couple of minutes and then we can go around the room and discuss them in an orderly fashion.

Bill Anderson: Tim. Just a question.

Tim Clites: Sure Bill.

Bill Anderson: What we're looking at here. Just to be clear, these are not construction documents these are really design details.

Tim Clites: Yeah. Which is. Yes.

Bill Anderson: [off mic] reference my questions. [off mic] Construction Documents. Now, I'd have other questions.

Tim Clites: Yes.

Bill Anderson: The design details. All right,

Gretchen Yahn: But these will be part of the construction documents.

Linda Wright: You know more about this than we do so.

Speaker3: And that's what I mean, by the way [off mic] [multiple speakers]

Will Moore: OK, sorry, can we can we pause for a second? These are I understand that it's helpful to have small discussions, but we can't do that in this format. We just look, anything that's discussed has to be clearly stated so that it can be heard by all.

Tim Clites: Thank you Will. Yeah, just review what's in front of us to reference between the details that we received and the elevations and then we'll go around the room.

Will Moore: And that's not to say, Mr. Anderson, that you can't point out something. We just make sure that it's been pointed out to everybody when you do [off mic]. And while you're

looking, Mr. Chairman, it might be helpful. And Gretchen, please correct me if I'm wrong here, but the way I understood your communication was that these are details that except where noted are going to apply to all of the different models. So there were, I think, five different models. So within this detailed sheet, you'll see a shutter detail that's specific to certain models. But otherwise, these the general details that you see, the window trim with stucco that would apply to any of the models that they choose to use the stucco on. That would be the detail that applied to that.

Gretchen Yahn: [multiple speakers] And the intent today was to review, I didn't want to inundate, I have the hardware for the barn doors, I have all these things, I, figured we'd tackle that in the next session, and we would deal with just the details as they exist per our conversations last time. [inaudible]

Tim Clites: We're looking at the details for all of the different material options, but to date, I think we've seen the elevations for that's part of the set mostly for the siding. So before we go further, I just want to make sure just recap again, we've had a couple of discussions about process and making sure that we understand when we approve the first House, it will have all of these details and it will be, let's say, the board and batten version and we'll see the elevations with the details, and we'll approve that. And then subsequent board and batten homes we will simply be looking at that home in its context. What do its two neighbors look like and what is the color scheme? And so I think that's important for the committee to be aware of because speaking for myself out of context, it's hard to look at like detail to window trim and [inaudible] siding with the detail around the head of the window, which is actually a cove molding. And then I jumped to the elevation, and I don't see that in the elevation. And so it gets back to this. Let's all give comments based on what we've received with the understanding that we will need a full packet of plans, elevations with these details incorporated and all of that coordinated because otherwise it for me it's a little bit of an abstraction to talk about that one window when we have an elevation that doesn't show. Does that make sense.

Gretchen Yahn: Yeah, the intent, though, is, to get the details resolved with you guys. And then when we submit it, it would be it would be shown that way. I mean, I'm not going to make changes on those drawings until we're resolved on what the details of what these will look like.

Tim Clites: That I agree with. I just want to make sure we understand that we're also not right now tonight going to be trying to figure out like which window is it? Is it the one in the elevation that we saw the last time that had a simple casing with a little square cap or is it this?

Gretchen Yahn: No.

Tim Clites: So if we're talking about it today, I think we should reference and kind of in isolation, give comments on the details since that's what was presented. And then you can incorporate those comments into an updated say first total plan set for us to review and approve. Does that make sense? So we're not another way of saying it is as a committee we're not approving these details tonight. We're giving comments. Right.

Gretchen Yahn: Correct.

Tim Clites: Great. All right. So now with that said, I'll keep quiet for a minute, and I'll start with Bill again. And you can either go through all of the comments or you can ask questions that I imagine we will need to go around the room more than once. Thank you.

Bill Anderson: Well, what I probably should do is I'll just run through with my observations, since these are going to be, as I understand, made into contract documents. I'm used to seeing a lot of information on the drawings, which I don't see here. So I'll just comment on what I think is not clear to me that can be incorporated in others. Without any particular priority I'll just go through it. I'm sure you'll pick up a lot of others and we can start with detail one. And again, it's what I'm used to seeing is not here. So it says five quarter by six-inch ruffs on header. What's the material? Is it painted? Is it just natural? The five quarter by four apron, what's the material and what is the finish on the material? Similarly and in detail two same issues there.

Gretchen Yahn: Well, we have had discussion. Let me just say that everything is painted. We've had that discussion. I don't mind annotating that, but everything you can consider everything being painted on these houses.

Bill Anderson: No I understand that. But if these are construction documents, I would assume that information will be on the drawings. Excuse me because I don't see it on the elevation. So that's why it's got to be somewhere. Similar on I lost track where I'm looking for detail three. There isn't one. OK, that was taken out, I guess. Similar to the same comments on detail four five. I notice on detail six, it does talk about cedar bracket. I know we talked about that. I assume that's natural cedar.

Gretchen Yahn: It'll be painted

Bill Anderson: That cedar is going to be painted?

Gretchen Yahn: Yes.

Bill Anderson: OK, well, again, I assume it would say that on the drawing. You said the hardware is going to be submitted too so. On item details seven and eight, where it talks about

hardware that will be submitted. [inaudible] Again, it doesn't identify what is the finish and the material of the shutters. Again, we talked about it, but it's not shown on the drawing. On item number nine. Detail nine is a five quarter by two-inch perimeter band on the Edge. Again, material finish. It goes without saying on the others. And I'm not sure what you mean by cut. Is that a section? [inaudible] OK, that's a term I never see on drawings. I should just say on all the details materials called out should be called out what it is finish and similar to the ones I've [off mic]? Well, as far as 9 to 10, and 11, I assume that black line is grade. Yes. That would be sloping away from that's a construction detail. On 12 I noticed that it says aluminum drip edge. So the gutter, which we talked about, the material there is the aluminum drip edge going to be the same as the gutter and finish.

Gretchen Yahn: Well, that's going to be a question mark. Just I'll stop you there. Just in terms of this discussion that we're going to be having with regards to gutters contrasting or not contrasting. So if it's contrasting, that's going to be a situation we are going to have to look at because then we're going to have to have a different scenario. I'll be honest with the contrasting gutter is not something that everybody's really keen on, but I'm working through that with them right now.

Bill Anderson: I understand the only comment I would have is that when you're looking at the elevation, if that was not a matching the gutter or the roof or either or you'd see an aluminum strip line, which wouldn't look really very good.

Gretchen Yahn: It'll match.

Bill Anderson: OK, good. Again, on that detail, 12, the what was the finish of the soffits and the frieze board, et cetera.

Gretchen Yahn: So can I just stop for one moment on this? And I understand what you're saying. I will have a note on here and again it is I'll label anything you'd like. But everything on this in terms of all of the materials is an AZAK material, which is a polymer material that is paint grade. If we have a cedar, we decided to go with the cedar there's two places that we have cedar, it will be painted, which is a saw on the header on detail one and then the bracket because it comes in cedar. And I'll make note to these, and I understand that. But just for clarification, for further going forward, any kind of running trim is going to be an AZAK painted material.

Bill Anderson: OK, just should be noted someplace on the drawings.

Gretchen Yahn: That's fine.

Bill Anderson: I think that covers those are generic comments on all the details to cover. Yeah. Mostly all the details [off mic]. Also I just noticed that I was looking at the barn door detail here on 16 and it shows something at the bottom of the barn door, this long strip. What is that supposed to be?

Gretchen Yahn: That's like a sill. You would have a sill like you would on a window.

Bill Anderson: When I look at the elevation [inaudible] very confusing. [inaudible] [off mic]

Gretchen Yahn: [inaudible] Sometimes you have that on some architectural scenarios where you have kind of a sill versus just kind of a cedar. We were kind of making it look more like a shutter. But I can defer if you want a sill there, I can have a sill.

Bill Anderson: That's [inaudible] [off mic]

Gretchen Yahn: Well, we. So there's going to be a change I wanted to have a discussion, that's why I put this in here with Tim with regards to vertical versus horizontal ship lap on some of this. So that was kind of a note for discussion with Tim.

Bill Anderson: Can we come back to that, I guess?

Gretchen Yahn: Yeah. [inaudible] The only thing we did here is reflecting that there was a column [inaudible] was shown on the details at this point just for conversation, because it was before he had kind of a wing wall and now it's a freestanding column on the left and the right elevation on sheet A1. And that was just again, these were notes for me to have conversation with Tim about and the committee.

Bill Anderson: I have [off mic]

Tim Clites: Thank you, Bill.

Margaret Littleton: I'm just interested in what's been discussed. It's not my expertise I would be making a fool of myself if I start talking about. So no comment.

Tim Clites: Thank you, Margaret. Punkin.

Punkin Lee: I kind of agree with Margaret, I'm just going to keep listening, I think Bill's comments walk through the thing pretty well for confirming what items are not listed on here at this time, so I'm just going to keep listening.

Tim Clites: Thank you, Punkin. Linda.

Linda Wright: My only question was about the stone. It says it's all going to be cultured stone.

Gretchen Yahn: It's not. I just actually bubbled that on here. It's not. I think that was. [off mic]. It's real stone. And we will have mockups. We've narrowed them down to two different ones right now. So the partners have to do that. So in the next meeting, we would have that here. So I'd actually bubbled that out.

Linda Wright: Perfect.

Rhonda North: That was my only question.

Tim Clites: Thank you Linda. Virginia.

Virginia Jenkins: I have no comments because I'm in listening mode at this point.

Tim Clites: Thank you, Virginia. So then I guess I'll take my turn and maybe the easiest way for me to do this is I'm going to ask for the elevation's to be in front of the committee members, not the details, [inaudible] to understand that it's a very right it's like me and accounting spreadsheets and it doesn't mean much. But maybe if you all look at the elevation's and I'll talk through some of the details of this and you all can respond. Yes, no, indifferent or whatever. And I'll just start like Bill did with detail, one [inaudible] window in stucco. And so in the detail we're looking at elevation, a window with stucco and just so everyone understands what we're seeing the top [inaudible] it's all painted. But the top board is rough [inaudible] and everything else would be smooth. To me that seems odd and not something that I tried to think of where I might have seen that and. I don't know, it just seemed a little strange, but that was more [multiple speakers]

Gretchen Yahn: So it's a textural deal in terms of having it be a header scenario. So it looks like it was a header in terms of, you know, in a stucco scenario. But it doesn't have to be you know, you've got S4S. I wouldn't have S4S. There was a middle grade and then you have a rough, rough grade. I mean, it wouldn't have [inaudible] it I'll put it that way in terms of the cedar, it would have it would be a little bit more, you know, between the two. And the feel was to try to get an architectural kind of header on the stucco as opposed to just having it be painted all the way around. You know, the challenge we have is that we're in a scenario that we don't want it to look too modern either. I mean, I could have no trim and return it all back and, you know, just have it kind of just have a seal. But we're trying to give a wink and a nod to being Stucco lap siding probably being a little bit more high cotton and then board and batten and shingles being kind of the mid-grade kind of doing a little bit of the different type of details.

Tim Clites: But so, and I guess as a kind of a generic, maybe I'll back up a step and talk about just the three window elevations we have. And my reaction is that the drawings that we saw, the elevations were much more successful than the details. And what I mean by successful as an opinion, the elevations are more successful because when I look at the lap siding and the casing and the little detail at the top of the casing, it feels more like authentic and traditional to what we would expect to see in and around Middleburg versus the sample window. Detail number two has this little cove molding that's not a little cove molding. It's a, you know, four and five eighths cove molding and it feels a little more like it's over embellished for what's supposed to be a simple cottage. That's just my take. And so if I were to look at the two of these, my preference would be more in the direction of what the elevation previously had, because it feels more consistent with a lot of the other details on the elevation. And so then I just kind of question, and I think we talked the last time when we get to a stucco house, I think it's a legitimate question to ask, why are the exterior casings the same? Should they be or should they be something different than, say, your board and batten or your siding? In other words, are they a little you know, are they if it's one by four or are they all one by three? And it's a simple trim, I wouldn't go so far as to say, you know, should they be back banded or some other detail. I don't really want to design it for you, but just thinking about what feels consistent in this area. The combination of a rough [inaudible] header with trim where it terminates as if it's one element to me just it doesn't feel traditional, that's the way to describe it. Likewise, when we get to the board and batten and I look at a lot of that, you know, I'll call them stable barn structures around here. The idea of the little the capped piece at the top, if you all look at that elevation, the cap piece at the top is something that we see. We either see the flashing come out over the window head trim or sometimes there'll be a little cap and sometimes the cap gets decorated. But the double cap to me again starts to hearken more to something that I would think of in a builder grade house, more than a local, you know, kind of built in the area house. So those are my comments on window trim.

Gretchen Yahn: We've got to have some kind of differentiation, though, Tim.

Tim Clites: Sure.

Gretchen Yahn: With respect to it, I mean, the double is a very traditional detail. It's not it's not something that I would call builder grade. In fact, what you're describing, I would love because it would be a lot cheaper. You know, I do believe that the lap siding needs to have some kind of, you know, little differentiation to it in terms of being a little more transitional as opposed to, you know. [multiple speakers] And if the board and batten and shingles is something that you feel that you don't like the double cross because you feel it's a little more missiony you know, again, some of this is some opinion. I mean, some of this is opinion.

Tim Clites: Welcome to our committee.

Gretchen Yahn: Yeah. I mean, I just so I understand what you're saying I mean, if you know, if we have a four and five eighths inch cove versus, you know, a two and a quarter, I mean, that's you know, that's fine. I'm just you know, the fact of the matter is, though, is we do have to have some kind of differentiation. And to me, the stucco, you know, in terms of its look and in terms of I mean, I've done a number of rough cedar headers with respect to this detail, you know, so, again, some of this is some opinion. And, you know, I'm open for suggestions and I'm open for you know, I'm not asking you to design it, but at the end of the day, we do have to have a wink and a nod to some things that are, you know, that you would see in some places that I you know, I do. You know, if you don't like a double cross, that's fine. Then we're going to need to have a header piece and then just a cap. That's fine. But I do believe we have to have differentiation between these. And I just don't want to see them all be the same.

Tim Clites: And I don't think anything I was saying suggested that. I'm sorry if it felt that way. I agree. I actually my comments around stucco were an encouragement to do something different. I think that is appropriate. I think it and I think I'll speak for myself. I'm totally open to you coming with photographs of things that you've done that are successful, that often helps, especially members of the committee that don't look at detailed drawings all the time. And so perhaps these drawings are much less helpful and.

Gretchen Yahn: That's fine.

Tim Clites: I would encourage that. I would encourage a variety. I'll also though state that the subtle details are important to us. It's why we're here. It's what makes the town successful. And so I think our obligation is to at least give an honest critique of what we're looking at. And I think there's you know; we could spend three meetings just looking at window trim. There's so much variety out in the marketplace. And so I don't think it's an unreasonable comment to say that some of this looks to me a little more builder grade than I think something that may be more or less work. I'm not even suggesting that. I think like the way that little molding and the way the cove mold sits and covers part of the head casing on one. Again, you come back with photographs of some of that. And it may be that we all feel compelled that it looks great. So these are just some of my comments. Again, the subtleties in the details. I find it like little sill horns if they project too far, they start to try to like you say, they start to try to say on a little more mission style or stylistically, maybe a little further than what you might see in some traditional buildings. I don't want to pick the dimension for you, but they're probably not two inches on all three of these different facades. There's probably some variety even in that, which is basically a free decision when it comes down to it. Right. So and the last comment I'll have on windows in dormers is it's great to see that window like in the dormer. How much of the dormer side wall is left once it's trimmed this way? Because that kind of helps understand. But what happens to that

little seal piece at the bottom of the window? How much is left to the dormer? Does it stick? Obviously, it doesn't stick out, but it's a little hard with no context to understand that. I'm going to run down through the rest of the details because they're pretty straight forward. There's one or two other things that I thought. Well, one's a question. So, when we look at the soffit detailed package 12. Well, we have a one-foot overhang and then the rake detail is like just five quarter out from the siding. So the siding comes and tucks under it. But then when we get to the board and batten it's maybe two or three inches out, I'm not sure. [multiple speakers] My preference is I like a little more shadow line. I don't really care. I just want to know, is that intentional?

Gretchen Yahn: It was. I mean we're trying to make; I mean I don't mind having a little bit more shadow line, but we were trying to make a differentiation between the siding, shingles, and stucco and then also the board and batten. Just again, that kind of, you know, I hate a big, big overhang. It just drives me crazy. [multiple speakers]

Tim Clites: I would agree with that too. I just didn't know if that was intentional.

Gretchen Yahn: Yeah. [multiple speakers] I mean, we can do a little more overhang with regards to, you know, the side and maybe we do a little bit of differentiation between the stucco and having this very narrow, because I don't like to see a lot of Shadow line in the stucco, but then on a [inaudible] the shingles, maybe increase it just a smidge more to give a differentiation between the two. Yeah, I agree with that.

Tim Clites: And again, I'm not going to say that I feel there is a right or wrong answer there.

Gretchen Yahn: That's fine.

Tim Clites: So now let's I'm going to back the committee up just for a moment to ask you to look at this rake detail in detail 12. And in it, you're going to see a flat board at the top. You're going to see the rake board at the top. That's this board and then the siding lapped below it. And then you look at the elevation, you see that rake board, and then there's a secondary board below it, a trim board. And so what these details tell us is what is the relationship of the first board to the second board and how far out is that first or top board? And so [inaudible] a little more maybe successful. I don't have a strong opinion to say I definitely [inaudible] want it one way or the other. But in deciding elevations, there's like a secondary fascia back against the siding. I think that ought to be [multiple speakers].

Gretchen Yahn: Which speaks to this coming off a little bit further with the siding, and the shingles, [multiple speakers]. I agree.

Tim Clites: Okay. Another little we didn't scrub as a committee some other things that were built in the last little while. And when you see them, you kind of think oh that just doesn't quite look like it should, and that is when the fascia hangs down below the soffit too much. And so in one of these details that's really nicely done. The Dormers soffit detail, the fascia, looks like it's, you know, a quarter or a half inch. And the other one looks like it's an inch and a half or something.

Gretchen Yahn: I think that's his drawing. It's a little on that one it's a little more. I'll detail that out because I don't like it hanging down that much either, because he's got it in the other one's less and for some reason this one [multiple speakers]. Yeah, OK.

Tim Clites: Again, I'm just making sure [multiple speakers].

Gretchen Yahn: Yeah. I think that's a CAD issue more than it is anything else because he's much he's more truncated in the others and for some reason he hung this one down, which I don't know why.

Tim Clites: Yeah. And then let's see as I worked my way around, other next comment would be the porch columns and details. And this is a again, a personal preference, although I think as a committee, we've been tried to be very sensitive about when a column comes up the shaft of the column and it has a head trim detail that although it's more work, it actually looks much better for the traditional beam above it to be the same width as the column. And that means there's a little detail of either flashing or a molding or something that gives it more presence. But when it fits over the column completely, it to me [multiple speakers].

Gretchen Yahn: Biggest issue is birds. I'm going to be honest with you. We've had a lot of discussion about this.

Tim Clites: Three Quarters of an inch or an inch and a quarter [multiple speakers].

Gretchen Yahn: The birds are just a huge issue. We've just had it. So, I mean, I don't mind coming, you know, proud. I mean, it's just again, it speaks to the fact that we're not you know, we're not going so much out board. I mean, if we wanted to go out board, then, you know, detail two is in terms of a bigger cove, you know, would fit the two together a little bit more. I'll go back. I just don't like to make I hate making my bulkhead way too big as well, you know, which will start in terms of this foot and three. One foot, three and a half.

Tim Clites: I would say it differently. The to be clear, the one foot three-and-a-half-inch dimension ought to be 11 inches.

Gretchen Yahn: Yeah.

Tim Clites: Right [multiple speakers] make sure everybody understands what we are talking about. And then personally, I think that the columns, a simple board wrapping the top and bottom, feels a little under-served even for a simple, modest, stable vineyard house. I mean, I know these aren't simple, modest homes, but I think the detailing that you're after does hearken to kind of some of the simpler forms here. So personally, I think there could be a slightly better detail there. Again, I think if you bring photos of what that looks like. [multiple speakers]

Gretchen Yahn: The same and I agree, I don't like making the bulkhead as big as he's got it. But at the end of the day, I'm going to have to keep it as narrow as possible in terms of where it lines up, because even at three quarter inches, I mean, every barn I've been in, if I can give them this much, the barn swallows, put something in it or [multiple speakers]. I just they really have been honest about not having details that have a lot of bird issues since they're the ones that are going to be maintaining them. [laughter] So I'm just I'll work that out, but I'll work it out that it's like I mean, it's like on it because I just don't want to go too proud.

Tim Clites: Every other building in town has those issues, and we're not being over [multiple speakers].

Gretchen Yahn: OK, but there's not 49 of them.

Tim Clites: Well there's hundreds of buildings [multiple speakers].

Gretchen Yahn: I know, but I'm just saying there's not forty-nine that are being maintained by one entity so.

Tim Clites: Yeah. So and the other thing that to me was, I think the details of the barn doors. I don't [inaudible] whether there's a sill or not. If you look at the elevation sheet you were just given. The left elevation has no sill, and the rear elevation has a sill. My comment would be, I think the shutters there make more sense than the 16 elevation. [inaudible] The 16 elevation maybe it just didn't quite get it finished. [inaudible] got this [inaudible] frame that comes down and goes and then suddenly on top of the same frame, [inaudible] that's in the same plane as. And so I don't I don't know if we're trying to make that look like two shutters moving [inaudible] or one fixed shutter.

Gretchen Yahn: One. He shouldn't have that line there. [multiple speakers]

Tim Clites: Then the rail should there's something weird about the rail suggesting it would go left or right unless it has been [off mic].

Gretchen Yahn: Now, we will have another detail where we're going to do it without these, there'll be one because we just don't want to have way too much V action going everywhere.

Tim Clites: When you say V you mean [inaudible].

Gretchen Yahn: Yes.

Tim Clites: Well, my personal comment would be I think the elevations are more successful [inaudible]

Gretchen Yahn: There's going to be some people that are going to want it. And we've already had this comment.

Tim Clites: If they want it, it just [multiple speakers]

Gretchen Yahn: Yeah. I mean, my preference also is that but I, was going to add one more that had the elevation of this, but there are some people who want a V. But I just don't want a whole bunch of V's out there and they will not be contrasting. They will not be contrasting colors on the shutters.

Tim Clites: All one color for the whole shutter, right?

Gretchen Yahn: Yep.

Tim Clites: And so I think if you as you think about the package that you're getting together for us, if there are options in shutter's I think it would be nice for us to see that, especially if it relates to the stucco homes may have this option or this may be an option on any home if it relates to the patterning of that, we might as well see that and try to approve it while we're approving other things.

Gretchen Yahn: So the things that we have is I've got the barn door hardware. They'll have the stone mock-up as well. We're going to have the shutters. We have full sized shutters coming as well because they are made out of a polymer, but they're thick, they're made so you can see the construction of them. So it's because, again, everything has to be maintainable here in terms of paintable. That's why everything's going paint.

Tim Clites: And then the other I looked at the list of things. Sorry I'm taking over the show here. I didn't mean to. Looking at the list of things. And we talked about, and I was like, what was this note about the flat panel? I couldn't remember it. And now I look at the left elevation and I remember this [inaudible] the flat panel is on the little side porch. And it's kind of this question

when I look at, where are all these things in plain. It does look like the side porch beam has a cove, which I actually find rather pretty, but the details don't.

Gretchen Yahn: Yeah, it does have a cove.

Tim Clites: And then if the panel were back so that the cove is proud. Yes, we have a bird issue, but I think it would look better even if it's about just a little.

Gretchen Yahn: Yep.

Tim Clites: And then the rake would kind of come past. So if that makes sense, [inaudible] all this is proud of that which is just a little bit behind this. But this cove actually exists. [multiple speakers]

Gretchen Yahn: So speaking more on the elevation, just in terms of a conversation, you know, there's a conversation about, you know, we're going to go with the ship lap on the mudroom portion in the grill. But the thought process has been to go horizontal just because if we do it in terms of at the grill, it just doesn't look right going, you know, [inaudible] 36 inches. So, granted, it's done both ways, you know, vertically and horizontally. So is that any.

Bill Anderson: You lost us.

Tim Clites: OK, so in the last discussion we had the porch had stucco.

Bill Anderson: Right.

Tim Clites: Under the porch. They've changed that not [off mic] siding but to

Gretchen Yahn: Ship lap.

Tim Clites: Nickel [off mic] and then it's not shown in the elevation it's still shows as stone. But the question is, are we OK with that being a horizontal [inaudible] gap also. [multiple speakers]

Bill Anderson: OK, are you talking about [multiple speakers]. The last meeting [multiple speakers] suggested that wasn't sympathetic. So the column now comes down on the porch and this would be a horizontal nickel gap.

Margaret Littleton: What does that mean?

Tim Clites: It's just [off mic]

Bill Anderson: Of what material?

Tim Clites: A painted [multiple speakers] AZAK again. It's all painted. [multiple speakers] Right. Instead of the stone. I'm sorry. What did you say?

Linda Wright: So it matches the side.

Tim Clites: So it matches the siding right. I mean, it'll be different texture, but yeah. [multiple speakers]

Gretchen Yahn: You'll tell you'll have a differentiation just by virtue of like a siding, have a little bit of a slope to whereby this is really right on it, you know, so you'll have a more flat plane than you would the siding.

Tim Clites: Right the shadow line [off mic]. So those were my comments in the middle of that. And again, I don't have a preference this soffit and that fascia frieze board. Is there any molding there? I guess it's fine to not have it. I just as I looked at the elevation around, especially the top of the column, it looked like there was a molding and so that made me ask the question related to those soffits. But it could just be square stock into a flat soffit. I don't have an issue [multiple speakers].

Gretchen Yahn: Yeah, it'll be square stock on those, but it will have, you know, projection to it. But like I said, on this porch where you saw that flat panel will have the cove piece. I'll make sure it looks the same. I'm going to go ahead in the next one. And I'm going to ask you this question. If we picked an elevation and did one in stucco siding so you could see it in the context of the changes of it that we do here, is there an elevation you would prefer that would make it easier for you to look at? I mean, what it be this left elevation? [off mic] Well, I'm just saying just to make it clearer, you know, so it's easier, you know, for you to see something, because I want you to see it in the context. I totally agree with you, but I just.

Tim Clites: I think well.

Gretchen Yahn: Like, I could do a left elevation in each type of stucco siding board and batten, so you could have all of them sitting there with these. You know, in the context of it, is there a certain elevation that makes you.

Tim Clites: Elevation shows the most or all of this [multiple speakers] I think the left [multiple speakers]

Punkin Lee: I think the left does.

Tim Clites: Because you see the porch is you know, we see the grill, we see the windows, we see the brackets. I think that would be fine. OK, we had. Yes Bill.

Bill Anderson: I'm not speaking for the other members. It's on. But the documents that are presented to me are very well they're not at all detailed enough that when I look at the non-architects on the board, I'm saying to myself, how do they understand what's going on here? So when the question comes up on elevation's left, right without a plan or all the elevations of that thing, to me that's so fragmented, I can't understand how anybody other than an architect that has gone through this can understand it. So to answer one of the questions, do we when the information is presented, we should probably have, for instance, the stucco houses that we're talking about, you know, in front of us, the plans and all the elevations. And similarly, the information on the drawings like A14 should be detailed and descriptive.

Gretchen Yahn: We will.

Bill Anderson: So that. No I understand. But I'm talking about what we're talking about here today, that this information and an only partial do you really understand what we're talking about when we're talking about what's left elevation, right elevation on the stucco plan that you don't see. I mean, that confuses me. I want to ask the question is where are those elevations? I have to see them. [multiple speakers]

Gretchen Yahn: But that's where we're at now. I think the difference of.

Bill Anderson: [multiple speakers] So what happens next meeting, I guess.

Gretchen Yahn: Well, I think that the difference is, is that as opposed to this being one house, we're talking about forty-nine homes. So as a result, we're trying to come up with something in a context that well we can get to the resolution of what the stucco looks like and what the window trim looks like on the lap siding and the like, so this was the first kind of iteration to have more conversation with regards to the detail that you wanted. The next iteration is to take it. And that's what I was asking the question. I believe and I think Tim believes, too, that the left elevation if I took and with regard to the change you said and did it in stucco and did it in lap and did it in, you know, board and batten so you could see each one of them next to each other with the different details. I mean, I'm not going to sit here and do five different sets of plans with five different things and then make the change. It just doesn't make sense. So, you know, the purpose of this meeting was to have a conversation about some of these details, look through them to get commentary from you guys and then take it to the next iteration in terms of looking at it on an

elevation and saying, you know, that's where that looks right or doesn't look right. I mean, I don't have any other better way to do it. I mean, do you have a better way to do it?

Tim Clites: Well, yeah, I think that I'll rephrase what I think is Bill's request, which I would agree with, which is I think it would be good to see the left elevation, let's say the left in rendered in all three material packages so that we can compare them around some things that we've even talked about today, like should the casings be a little different? And in the context of what you need to do on your end and what we need to do on our end, we can kind of have a good, healthy discussion about that. While you're bringing that, have at least one of all of the other elevations and the floor plan for the model we're looking at so we can help kind of bring the other committee members that maybe this is a little more abstract into that discussion, because that will help us as a committee kind of move forward with more confidence. And then I would encourage it came up earlier to the extent that any of these things are things you've done, and you have pictures, they don't have to be great pictures, but it just goes a long way. And then so the committee understands I'm going to say this is what I understand, which is that we will then get out of that iterative process. We will get a siding scheme, all four elevations, all the floor plans, and we will review that. And when we're approving that, that will be the package for every sided house. Now left, right is going to be a little different because some of the homes are going to be flipped and North Southeast West is going to be different based on a lot. So to help that, having a floor plan that we can look at and say, oh, that's the left elevation. Now I understand. I think it's helpful.

Gretchen Yahn: Right.

Tim Clites: So I'd encourage you to do that. And I would also encourage obviously it's great to have this to discuss tonight so we don't lose a whole another month. But to the extent that that stuff comes sooner, it gives us time to digest. And then I would suggest to the committee members, especially if we have time, I'm welcome. I know we can meet one on one myself and any committee member to go over any questions you might have before a meeting. We can't meet more than two of us together, but if that's helpful, I'm happy to do that as long as we have the time to do so. All right.

Gretchen Yahn: Okay. So to be clear, I'm going to do the iteration on the left elevation, and I'll do it in each one of the different materials with each of the different revisions to the window and Trim and fascia and everything and details

Tim Clites: All the detail to the extent that it's at least that one elevation and the details are coordinated, that just helps us kind of say Oh I understand clearly that's what you're intending. I'm sorry. Yes, Margaret.

Margaret Littleton: I just have one question. Is a left elevation looking at the front door on the left?

Gretchen Yahn: Yeah. And the reason we're having to do that that way as well is because we're having to in all of our packages, we're having to do the nomenclature. If you're looking at the house from the street, you've got a garage on the left that's going to be considered a left plan. If we don't, we're going to be like, who's on first? What's on second? It's going to be, so we had to come up with some kind of nomenclature. So it doesn't really speak to north, south, east, and west. I just really can't do that. That would really gum up the works because my guys would have half of no east, half of no west. It just it would be a mess. So everybody has been given the edict that when you look at the house from the street at the front elevation, you know, the garage left, you know, that's you know, that's how we're doing the plans left and right, that's the only way we can do it.

Tim Clites: And yeah. And so referencing a floor plan. And Bill, just so I didn't over or understate, did I probably capture what I mean, are we in agreement? The process that we're still in, it feels like two steps from [off mic].

Gretchen Yahn: Yeah, OK. And that was our intent too. It wasn't. I just wanted to hear what everybody had to say about different things and, you know, and get the different comments. I will say that in front of us I did bring just so you guys do know, just kind of what the colors are going, the thought process of being is. So you'll see what will be a painted trim versus a stucco we had all of the stucco matched. Those who who refer to [off mic] [inaudible] we have a stucco component [inaudible] board and batten. And obviously it will be the same color as [inaudible] So we had this color. I guess what I'm going to do is [off mic] set in this way. And I'll be bringing these back again. I just wanted to give you the preview. Rockport Grey. This is a lot like the color that is over there. [laughter] Burton White, which is a Williamsburg color as opposed to an HC color and then Kendall Charcoal, which is a HC Color. This is our darkest color. Which is, it was Ben Moore's color of the year. So that gives kind of a. Let me pull this one over here. It's got an earthy palette to it in terms of its consistency of kind of an undertone of what I would call Rockport Grey. Going from lightest to. This gives a little bit of white, but with a little bit of gray green, get it into the kind of more greens and then that would be the Kendall Charcoal. You know, there. So, like I said, kind of a mix and match of what we're going to try to make sure that colors aren't right next to each other.

Virginia Jenkins: OK, this is trim and siding?

Gretchen Yahn: Yeah, so if you had a like if you were taking that one detail if you had, let's say that somebody picks a stucco house.

Virginia Jenkins: Yeah.

Gretchen Yahn: OK. This would be their stucco color.

Virginia Jenkins: Yep.

Gretchen Yahn: But any of their trim would be that color.

Virginia Jenkins: I get that. And this gray one [inaudible].

Gretchen Yahn: Say that again. I'm sorry.

Virginia Jenkins: That one.

Gretchen Yahn: Yeah.

Virginia Jenkins: That's also.

Gretchen Yahn: Yeah. So it'll be stucco and then that would be your trim color. That would be on the house there. But let's say that somebody wanted board and batten house or a sided house, then obviously you wouldn't have this. What you would have would be that [inaudible] the trim.

Virginia Jenkins: I think is the one that's a little dark for.

Margaret Littleton: Can I ask a question?

Tim Clites: Yes, Margaret.

Margaret Littleton: Would the customer be allowed to have two of those dark ones together or three of them together?

Gretchen Yahn: No the intent was that we're going to have a plan that will be of this site. [multiple speakers].

Margaret Littleton: Yeah, because it's dark.

Gretchen Yahn: Each one, dark's pretty popular right now, which is tough. I mean, there's houses that are black right now that are very popular.

Margaret Littleton: Not in Middleburg.

Gretchen Yahn: Yeah, I know. I'm just saying it is a popular deal right now. But what I would say is that we are going to have a site plan when we make a submission and then on that site plan will be annotated each time that it would be a situation, that it would be like, OK, that has, you know, [multiple speakers]. And, you know, one of the things we've been saying to people is if you want a color, you better pick it because you may not be getting the color you want of your house.

Tim Clites: So I have a question. I think maybe I asked this, but I forget the answer. So I apologize. So color has to vary from lot to lot. Does material have to vary or could you have four stucco houses in a row.

Gretchen Yahn: You could have four stucco houses in a row. It's not the most desired thing. But just right now, because of the way building materials are, it's been a little. Everybody's been wanting stucco.

Tim Clites: No, I'm asking just to understand what you are suggesting to your customer. Right? So we understand that it's the color that's going to have some variety. But the finish may or may not.

Gretchen Yahn: Yeah, you could have a stucco house next to a stucco house.

Margaret Littleton: Didn't you say you were going to do black windows, black muntins and on that dark one, would you do that?

Gretchen Yahn: Yes. And I'll show you I'll bring some pictures of some dark [multiple speakers].

Margaret Littleton: I would need that.

Gretchen Yahn: Yeah, it's I know it looks dark here when you see it in presentation and in a bigger setting, it does look very pretty. And I'll be honest with you, it's been pretty popular with people have wanted it. And I was a little surprised. I mean, I like I've done studies and stuff on Kendall Charcoal it's one of my favorite historical greys, but it's just people who have been drawn to it. But I think people are drawn right now to a little bit of this kind of darker, richer kind of color. I don't it is you know, obviously these are always popular because it's the China white kind of look.

Margaret Littleton: Okay.

Tim Clites: Okay, thank you. [multiple speakers]

Gretchen Yahn: And I'll put a bunch of pictures with it too Tim. [multiple speakers]

Tim Clites: Before we wrap up, let's just in a formal way, go around the committee one more time and see if there's any additional comments for Gretchen. Bill.

Bill Anderson: No, no, no further questions or comments.

Tim Clites: Thank you. Margaret.

Margaret Littleton: No.

Tim Clites: Thank you. Punkin.

Punkin Lee: No.

Tim Clites: Thank you. Linda.

Linda Wright: No further comments.

Tim Clites: I'm not rushing y'all along. I just want to make sure.

Virginia Jenkins: That nothing more to add or nothing to add at all. Thank you.

Tim Clites: Great. Bill or Will? [inaudible] [laughter] Mr. Moore. Anything else that we should be asking or discussing as they prepare for next month?

Will Moore: I don't think so. I think what you work through tonight, I think will be very helpful [multiple speakers] informing the next step. So. Yeah, I think we're getting there.

Tim Clites: Excellent. Thank you. Rhonda, do you have anything to add?

Rhonda North: No, sir. [laughter]

Tim Clites: Thank you. Thank you, Gretchen.

Gretchen Yahn: Thank you. And like I said, I'll put more pictures and stuff with the next one. But there's going to be a lot of stuff here, at the next one, too, because I just didn't want to overwhelm on that. And we've got a lot of hardware and stuff.

Tim Clites: We get a whole break. We don't have another meeting until the next meeting. Right like we're going to be this is [multiple speakers] we get a whole month. Like we're going to be fresh and full of energy. Be ready. [laughter] Thank you.

Gretchen Yahn: Thank you, guys.

Tim Clites: Thank you. Next item of business is the last one. A quorum for the next meeting on September the 2nd. Does anybody have issues that they know about right now around attending that meeting? [multiple speakers] All right. Well, we're going to look forward to it. Any additional comments from the staff?

Will Moore: No Sir.

Tim Clites: All right thank you we will call this meeting adjourned.