



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



**Thursday, November 4, 2021
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, November 4, 2021, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m.

On behalf of the Mayor and Council, Councilmembers Pearson and Jacobs and Town Manager Davis thanked the members for their service over the past year and presented them with gift bags. They also presented them with a Middleburg candy dish as a token of appreciation for their hard work on the Historic District Guideline Update Project.

Town Clerk North called the roll.

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

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

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

Town Clerk North noted that as Chair Clites attendance was required to achieve a quorum, under the HDRC's bylaws, he would be a voting member of the Committee for this meeting.

Approval of Minutes

Committee Member Littleton moved that the Historic District Review Committee approve the October 7, 2021 Regular Meeting Minutes.

Vote: Yes – Chair Clites, Committee Members Lee and Littleton, and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Members Anderson, Jenkins, and Wright
(By roll call vote)

New Business

COA 21-31 (S 21-18) – Wall Sign – 4 West Marshall Street – Courtney Kennedy Shop

John Ralph, of Quail Run Signs, appeared before the Committee representing the application.

The Committee expressed concern regarding the size of the sign, in particular that it blocked the stone above the door.

Mr. Ralph explained that the size was driven by a desire that it be seen at the traffic light located one block over. He further explained that his client was concerned about the challenge of being located on a back street.

The Committee acknowledged that it was within the allotment allowed under the zoning ordinance; however, they opined that a smaller sign would make the building more inviting and would be more in keeping with Middleburg.

Deputy Town Manager Moore reminded the Committee that while the zoning ordinance set the maximum cap, it was up to the HDRC to determine whether the size was appropriate for the building.

The Committee noted that there were not a lot of stone buildings in Middleburg and opined that the sign would be more attractive if it were not as large. They suggested it would be a shame to cover the stone arch above the door. The Committee opined that no one would make a last-minute turn at the light. They suggested the sign be reduced in size so that no more than half of the stone above the door would be covered, with the width being changed proportionally.

Mr. Ralph confirmed it was possible to reduce the sign so the full stone arch above the door was visible and an equal amount of stone below the sign would be visible.

The Committee suggested that an off-white color to match the stone be used for the background color. They noted that the front of the building had a lot going on. The members suggested the color match the building's trim color.

Mr. Ralph noted that the white was a part of the applicant's logo; therefore, he would have to ask her if she was okay with this change. He opined, however, that the Committee's request was reasonable and would integrate with the building nicely.

Councilmember Pearson moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 21-31 (S 21-18) – a request of Courtney McGowan for a wall mounted sign at 4 West Marshall Street (Courtney Kennedy Shop) to include (1) that the background color of the sign was to match the trim color to soften the sign; and, (2) to make the sign smaller to have clearance at the top and bottom so it was not spread out as far across the building, so the arches were shown, and so that the sign was in proportion so the stone could be seen.

Vote: Yes – Chair Clites, Committee Members Lee and Littleton, and Councilmember Pearson

No – N/A

Abstain – N/A

Absent – Committee Members Anderson, Jenkins, and Wright

(By roll call vote)

COA 21-32 (S 21-19): Projecting Sign & Post Sign – 301 East Washington Street – Masters of Foxhounds Association

John Ralph, of Quail Run Signs, appeared before the Committee representing the applicant. He advised that this was just a logo change and noted that otherwise, the signs would be the same as previously approved.

The Committee agreed they liked the new logo.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 21-32 (S 21-19) as submitted.

Vote: Yes – Chair Clites, Committee Members Lee and Littleton, and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Members Anderson, Jenkins, and Wright
(By roll call vote)

COA 21-33 (S 21-20): Two Wall Mounted Signs – 111 The Plains Road – American Legion Post 295

John Ralph, of Quail Run Signs, appeared before the Committee representing the applicant. He reminded the members that the American Legion had signs representing the various branches of the armed forces and advised that they wished to add two more – one representing the Space Force and one representing MIA/POWs. In response to an inquiry from the Committee, he confirmed the new signs would be of the same material.

The Committee opined that the signs looked great; however, they expressed concern about the growing number. It was noted that at some point, the maximum sign allotment would be reached.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 21-33 (21-20) as submitted.

Vote: Yes – Chair Clites, Committee Members Lee and Littleton, and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Members Anderson, Jenkins, and Wright
(By roll call vote)

COA 21-34 (S 21-21): Wall-Mounted Sign & Two Display Cases – 110 East Washington Street – Sheridan MacMahon Realtors

John Ralph, of Quail Run Signs, appeared before the Committee representing the applicant. He explained that they were updating their logo and that the materials would be upgraded. Mr. Ralph advised that there would be no additional square footage when compared to the existing signage.

Planning & Project Associate LaClare advised the Committee that there would actually be a reduction in the amount of signage over what currently existed.

The Committee expressed a desire that the frame for the real estate posting boards be painted black so they would not stand out.

Mr. Ralph confirmed he could paint them and that this would not be an issue.

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 21-34 (S 21-21), a request of Helen MacMahon for a wall-mounted sign and two display cases at 110 East Washington Street, with the clarification that the aluminum frame would be painted black to disappear.

Vote: Yes – Chair Clites, Committee Members Lee and Littleton, and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Members Anderson, Jenkins, and Wright
(By roll call vote)

Discussion Items

Residences at Salamander

Gretchen Yahn appeared before the Committee representing the applicant. She noted that she revised the plans and presented the members with copies of the latest version. Ms. Yahn reviewed the proposed changes and advised that she cleaned up the details based on the Committee's previous discussions.

Ms. Yahn reviewed the proposed light fixtures, which included a barn light and a carriage light in multiple sizes. She noted that both fixtures were dark sky compliant. Ms. Yahn advised that all the lights would be black and would contain LED warm white bulbs.

Ms. Yahn advised that the house numbers would also be lit and suggested they must be calm. She noted that the exterior lights would be on timers and would be controlled by Salamander.

The Committee noted that the light finishes were glossy black and questioned whether a matte black finish was available. Ms. Yahn confirmed it was not; however, she noted that the finish would fade quickly.

Ms. Yahn advised that she anticipated that earth moving would begin after Thanksgiving. She further advised that she anticipated submitting the COA application for the first house next month for the Committee's consideration. Ms. Yahn noted that her objective with these discussions was to assure the Committee had all the details for the four house styles prior to the submission of the COA applications. She advised that the details would be included in the application submissions; however, she hoped the discussion would only center on the colors.

Chair Clites noted that the applications would contain the selection plan, the elevations, and the details. He opined that once the Committee approved an application for each of the four designs, they would be comfortable just looking at the colors thereafter.

Ms. Yahn suggested the need to formalize the details so there would be an accepted standard. She suggested this occur in the form of an addendum to the pattern book, to which the Committee agreed.

The Committee expressed concern about the proposed Kendall Charcoal color that was one of the options. They noted that the Historic District Guidelines were designed so Middleburg would retain its rich historic identity. The Committee advised that while they were fine with black windows on the new houses, they felt softer exterior colors were needed to keep the Middleburg feel. They questioned what would happen in the future when this color was no longer trendy. One of the members advised that she would not vote to approve the Kendall Charcoal color for Middleburg.

Ms. Yahn noted that the proposed colors were from the Williamsburg Historic Color Collection; however, she acknowledged the Committee's concerns. She advised that she would take this back to her clients for their consideration.

Chair Clites opined that the Committee was ready to see the first application. He advised that they were happy to incorporate the details into the pattern book so that future Committee members would know what had been approved.

Quorum – December Meeting

Committee Member Littleton advised that she would not be present for the December 2nd meeting. Chair Clites asked that the staff poll the Committee members to determine whether there would be a quorum for the next meeting.

There being no further business, the meeting was adjourned at 6:42 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – November 4, 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)

Tim Clites: Thank you all will go ahead and get started Rhonda is the recording running?

Rhonda North: You're good to go.

Tim Clites: Thank you. Thank you all for coming. This is the November, the fourth 2021 meeting of the Middleburg Historic District Review Committee. Before we do roll call, I believe Cindy has a few comments for us.

Cindy Pearson: Yeah, I do. This time of year, we usually have a thank you reception for all the volunteers in town. Once again, COVID has kind of thrown something at us again that, you know, we decided not to do that this year. So Rhonda and staff and council have all gotten together, and they'd like to thank you all very much for all the time that you give to HDRC. The guidelines this year was huge and with Estee's help and Will's help, you know, we got through that pretty easily, I think. But still, it was a lot of extra work and time. You know, we can't thank each of you for what you bring to this committee enough. I think it's a great mixture of all our talents that work well together, and I thank you very much for that. And in saying that, I think Bud is going to have something to say also.

Bud Jacobs: One of the most difficult jobs Town Council faces every year about this time is trying to figure out how to thank you guys appropriately for the work you do. And actually, there's no way we can thank you enough for what you do on the planning commission. You probably didn't realize this, but you manage the single and amazing achievement of running your revised guidelines through the Planning Commission without one comment. Congratulations and thank you so very, very much. We're very grateful. We're even grateful to Punkin, who seems to be raking in the honors this year. So here's another one for you. [off mic] Everybody. That's right.

Margaret Littleton: It takes a village.

Cindy Pearson: It does. It does. Are we giving them out?

Rhonda North: We are. Danny, did you want to say anything?

Danny Davis: Well, I mean, Council has already spoken. So you've you've heard from the most important folks. But I'll say again, what I appreciate is obviously what you do to preserve how we see the community, right, The visual aspects of the downtown. And I think what you guys did on the town hall project was amazing because in similar ways, it allowed us to get through other processes so much more quickly and easily because we could say it had been vetted through HDRC, not just in a quick one meeting go, but multiple multiple meetings to make it a much, much better product. So thank you for your time. It helps us do our jobs better and we appreciate all that you invest in the community. [multiple speakers]

Cindy Pearson: And so you get gifts that you would have gotten.

Rhonda North: This one goes to Punkin. So the gift bags are the thank you for your annual service. What's in this box is a thank you for the historic district guidelines.

Danny Davis: An extra little.

Rhonda North: Extra little something. [multiple speakers] So this would be Tim's. [inaudible] Thank you. And this and Ms. Pearson, not to leave you out. We're going to give one of the gift bowls and I'm going to unwrap it just so folks can see, got the little [inaudible].

Margaret Littleton: That's very sweet. Well, we're proud to be here doing it aren't we?

Tim Clites: This is always been an enjoyable committee. I want to thank the Council and staff too like we did. As compared to years past, this has been a very busy year. We've got a lot of accomplished. I think everybody should take their own fair share of the credit for that. Right? Staff and council and those guidelines were 10 or 12 years in the discussions.

Cindy Pearson: And Bill wasn't even here.

Tim Clites: After all of that. So well, thank you. We'll go next to Roll Call.

Rhonda North: Vice Chair Lee Clites. Chairman Clites.

Tim Clites: Here.

Rhonda North: Vice Chair Lee.

Punkin Lee: Here.

Rhonda North: Let's see Committee Member Littleton.

Margaret Littleton: Here.

Rhonda North: Council Member Pearson.

Cindy Pearson: Here.

Rhonda North: And I'll note for the record, that Committee Members Anderson, Jenkins, and Wright are not here today.

Tim Clites: Thank you. So a couple of reminders we've with our masks on. Let's make sure a microphone is on. Only when we're speaking, and we'll try to speak up. I think that helps anybody that's listening remotely, and it helps the people that take our notes and prepare them for us. So the next order of business is approval of the minutes from our last meeting on October the 7th. Are there any clarifications to the meeting minutes? And if there are none, I would move approval of them.

Margaret Littleton: I so move we approve our minutes from October 7th.

Tim Clites: Thank you. Rhonda, would you like to do a roll call for all of our votes, please?

Rhonda North: Sure. And I'll note that because Chair Clites is meeting the quorum tonight, he votes, so I'll be calling his name as a part of the call. Chair Clites

Tim Clites: Approved.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve.

Tim Clites: Thank you. Motion passes, our next order of business is new business COA 21-31 S21-18 request of Courtney McGowan for a wall mounted sign at 4 West Marshall Street. Is anyone here on behalf of the applicant Mr. Ralph? And does staff have any input for us on this before we

Estee LaClare: Not at this point in time, but if we need to follow up, we'll be happy to do that.

Tim Clites: Thank you. So I have a question I stopped on the way in here to look at the face of this building, this has nothing to do with the application. But I'm wondering if anybody knows the history of the building that the front door it appears above the front door is a portion of the stone that looks like it was an infill based on the way the coloration of the stone, although the more I looked at it, I thought, I don't know that it was or is not that it matters.

Margaret Littleton: Wasn't it a mechanic's shop? I think Jimmy, Jimmy McCandless, he was in the [inaudible] building, but would he have owned that as well? [multiple speakers]

Estee LaClare: If you scroll down, excuse me, Chair Clites. If you all were to scroll down to the survey sheet, it does have some information provided there regarding the property. There's a description, setting and significance.

Margaret Littleton: Oh. Trowbridge would know,

Will Moore: I think [inaudible] actually was located in that building at one point.

Tim Clites: Say that again Will.

Will Moore: I think Bill Tenure.

Tim Clites: I think he was too. [off mic]

Punkin Lee: And Andy Stuart.

Tim Clites: So with the application in front of us, maybe we'll go short trip around the room just because the room is not real big today with any comments. The one thing I would call to everyone's attention is the pictures are hard for me, at least to understand the scale of this sign. But it does appear in the perspectives like that's probably pretty close to accurate, which is an eight-foot wide 30-inch-high sign is being proposed. And as I understand it, the second image Courtney Kennedy with is a representation of the I'll call it, the dark green color. That would be the. Text in the border on the white background, so, Margaret, any comments?

Margaret Littleton: I think it's lovely. Thirty inches does sound a little high, but. I don't know. You've done it.

John Ralph: It's funny, it's viewing, its viewing point is really the stoplight. You know, I mean, that's really where you see it, and an eight-foot sign from the stoplight isn't very big, right? It sounds big just

because we're used to nothing being on it. Hmm. Or the sort of dolphin quest one foot plaque. But from a marketing standpoint, to be able to see it from the spotlight, it really needs to have a little size.

Margaret Littleton: No, I think it's very attractive.

Tim Clites: Thank you, Margaret. Punkin.

Punkin Lee: I have a question just because the picture is kind of on an angle and not straight looking at it, is this centered between the two?

John Ralph: Absolutely.

Punkin Lee: Front windows but doesn't go over them?

John Ralph: No.

Punkin Lee: Because it's kind of hard to tell on the. Other than that. Thank you. I think it's fine.

Tim Clites: Thank you, Punkin. Cindy.

Cindy Pearson: Well, I think it's huge, and it's a bit like a [inaudible] I understand by reading the, you know, packet that it's OK with the size for the building, but I'm kind of confused why you want to see it at the light for marketing. It's not, what type of business is this.

Margaret Littleton: Clothing?

John Ralph: It's, I think they're just trying to fight the back street challenge, and since you do actually have a building, you can see from some distance. You know.

Cindy Pearson: [off mic] But just the hugeness of it. And it may be just because, like everything else it sticks out like a sore thumb with the newness of that on a building. But I think a smaller sign would look much more inviting and more to what the town has on other buildings. But like I say, if it meets the standards, there's not a lot we can do about that, I guess.

Estee LaClare: It just meets. That standard is twenty square feet,

Cindy Pearson: So that's right at the tip of us.

Tim Clites: So, yeah, so you're going to clarify.

Will Moore: There's a zoning ordinance standard, which applies whether you're within the historic district or not. Almost all of our commercial areas in the historic district, but that's that gives a maximum cap. It does not imply the appropriateness of any sort of size relative that's where you have to judge, you know, twenty square feet is the maximum size for any one sign. It just so happens that this building is wide enough that it gets an allotment of a little more than twenty feet. But it does not necessarily imply that that's an appropriate [inaudible].

Cindy Pearson: [inaudible] that it was smaller.

Margaret Littleton: Yes.

Cindy Pearson: I just for being such a small, great looking building. I mean, there's not a lot of these stone looking buildings and put that white bold up there. I think it would be much more attractive if it wasn't that large.

Tim Clites: Thank you, Cindy. My comments reflect yours. I think it's a perfectly good-looking sign. I like the simplicity of it. But. Like I say, my earlier comments about the stonework only in that standing there, it felt a little bit like a shame to literally cover from the top, almost from the top of the arch, the stone arch to the top of the parapet or the flashing of the parapet cover all of that stone with a sign that felt too large. So thank you Will for clarifying it is a maximum allotment and I for me, the appropriateness of that would be something smaller. I understand that there's signage is about wayfinding and having people see it so they can identify where they're going. But you're probably not at the red light making that judgment call at the last minute. And I think with such a pretty building, the arch kind of reminded me in a in a parallel way that discussion that we had with another building that had a beautiful porch. And the sign, although it was perfectly lovely sign just took away from the kind of authentic character of the porch, and I feel like the scale of this sign does the same thing, so it's hard for me to suggest an appropriate dimension, but when I look at the stone, it feels like if there were, say, three feet of stone, I would want not more than half of it covered. So nine inches, eighteen and something like that just proportionately. I know you've got this graphic, and so if one-dimension changes, I would imagine it would proportionally change. And then standing there, I wondered if another way to kind of try to define how tall the sign might be is looking at the the metal roofs above the windows, and if that were some dimension, twenty four inches, let's say the sign wouldn't be larger than that, but I'm not sure that's appropriate, and I'm just not sure that scale is appropriate either. So John, do you have any suggestions about how we get to an appropriate size? Did you by chance take any you probably didn't take any measurements out there to see how much I didn't either.

John Ralph: I know that we have measurements. I don't know that we have that clear measurement just because it's not generally one we need for this.

Cindy Pearson: While he's thinking about that, could I add. If you take your picture and blow it up on your screen up at the top, take it up, it'll go to 500 percent. You can actually see that the Tim's talking about more almost looks like a half a bow, meaning a, you know, a ribbon bow. So if there's some way it could work with. I don't. You got me on that. Because what it basically does is covers it all up with the big sign.

John Ralph: Here's a potential. I certainly appreciate trying to keep that margin of stone above and below. It seems that the arch stones are fairly tall. I wonder if this was to be scaled so that there was at least that much stone above the sign, as there is in the height of the stone below. In the arch. Does that make sense?

Margaret Littleton: I don't understand what you're saying.

John Ralph: Well, the arch of the doorway, the stones that form it seem to be quite tall.

Margaret Littleton: It would be where the E is almost.

John Ralph: If that amount at a minimum was also above the sign so that we could then fit in that margin between centering.

Margaret Littleton: And showing the arch,

John Ralph: Showing the full arch and a similar amount of stone at the top scaling the sign down proportionately to fit to keep that same amount of reveal top and bottom. I just don't know what that is.

Margaret Littleton: I have one. I didn't. Your paint says extra or exterior white. Could you soften and have an off white to go to kind of make me happier with the stone. Yeah. Because. I mean, the picture, I mean, it's startling. The white white.

John Ralph: I know their logo. I mean, the logo is is a white and a Pantone color. I'm not saying that they wouldn't be amenable, but I would. I would. I would have to ask.

Margaret Littleton: The trim is white white. It's looks. I mean, it looks [multiple speakers].

John Ralph: If the preference, if the preference is at the sign background, be the trim color. I think that's a reasonable ask. And it would integrate it nicely.

Margaret Littleton: That would soften it.

John Ralph: And I don't think I would have. I don't think they would have an objection to that.

Margaret Littleton: We know there are a million whites.

John Ralph: Yeah, but I mean if those tied together, their logo is white. But I think shifting it to look good on the building.

Margaret Littleton: And squishing it.

Punkin Lee: There's just a lot going on on the front of that little building when you. And the roofline doesn't help. You know because that's broken too. Then you got the arch and then you got the two big windows and the other. I think your suggestion of fitting it in the top part of that arch, so you've got. You can appreciate the stonework and not lose it would be nice. And then have the white match the trim, so it's slowed down a little.

Margaret Littleton: And I think the windows, the roof, the roofs of the windows are charming. As you say, there's a lot going on the facade.

Cindy Pearson: When does she have plans on moving in? Do you know, John?

John Ralph: Oh, I don't know for sure, but I will say I can't imagine that they would. I can't imagine they want to miss the season that's coming.

Cindy Pearson: Oh, absolutely. I don't blame them. Ok.

John Ralph: I mean, without writing your, you know, your your motion for you. I think if you were to to make some motion something that spells out some, you know, a clear amount of clearance, top and bottom and that trim color, I think that's a pretty easy sell for the customer. We would just scale the sign proportionately to fit with that margin top and bottom.

Margaret Littleton: [off mic] Yeah. Good point, Cindy.

Cindy Pearson: I'll try is that all right Tim or do you want to say something else?

Tim Clites: I'm happy to have you try. Please.

Cindy Pearson: I'd like to make a motion to approve COA 21-31 S21-18 twenty. Request of Courtney McGowan for a wall mounted sign at 4 West Marshall Street. Courtney Kennedy Shop to include a little help with this one.

Tim Clites: Background color to match the trim color.

Cindy Pearson: Background color of the sign to match the trim, to soften it a bit and then to make the sign itself a little smaller to have clearance at the top and the bottom and not spread out as far across the building. So the arches are shown. Does that makes sense. Does anybody need to add? Proportionate. [off mic] Proportionate. Is that good? Need to add anything?

Estee LaClare: Will does that work? We can work with that, especially if it's proportionate, and I'll follow up with them to.

John Ralph: It's a little vague, but I think it's we're all fairly clear. [inaudible] I'm clear on the direction we said we. If you're comfortable with it.

Punkin Lee: Second.

Tim Clites: Thank you.

Rhonda North: Chair Clites

Tim Clites: Approved.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve.

Tim Clites: Thank you. Next order of business. COA 21-32 S21-19. Request of W. David Twiggs for one projecting sign and one post sign at 301 East Washington Street to incorporate new branding for the Masters of the Fox Hounds Association. And we get to speak to Mr. Ralph again. Welcome back!

John Ralph: Yes, thanks. Essentially just the logo change. Same couple of signs already approved. Actually, I think their new logo is way better, and it also matches their very cool, you know, bronze statue in the back. It's just a sort of color and center logo change, no, no location, post, hardware, everything else is the same.

Tim Clites: Thank you. Margaret.

Margaret Littleton: I like it very much.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think it's a nice improvement. Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: It does look good and it, you know, adds something to that spot, and I hope it doesn't have a hit me on it like the other one did. That's horrible to say, but oh, that poor thing. It looks. Yes, looks very nice.

Tim Clites: Thank you, I agree, I think it looks great, and I'll just go ahead and move that we approve. Let me get back here to what this is actually called approve COA 21-32 S 21-18 as submitted.

Punkin Lee: Second.

Rhonda North: Chair Clites.

Tim Clites: Approved.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve.

Tim Clites: Thank you, next order of business, COA 21-33 S 21-20 request of John Moliere. I said that wrong and I apologize for two wall signs at 111 The Plains Road Middleburg American Legion Post 295. Mr. Ralph, are you doing that as well?

John Ralph: I am. Yes.

Tim Clites: Hope the seat is comfortable.

John Ralph: Essentially, as you guys are familiar, they have the Central American Legion. And then they had the five branches. They wanted to add Space Force. It needed to balance it. So they voted to add P.O.W to the other side. And so would just be adding the two at the far left and far right to the the already existing approved ones.

Tim Clites: Thank you. Margaret.

Margaret Littleton: See nothing wrong with it, looks good.

Tim Clites: Thank you Punkin.

Punkin Lee: Same materials as the others, right? Everything's the same?

John Ralph: Exactly the same. Yeah.

Punkin Lee: Perfect. Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: The signs are great, and I understand the the whole thing, but it just seems like they keep growing and at some point, it's going to be all across and down the building. So, you know, if there's other additions to this and this, maybe not in our life, somebody else will have to take care of that. There you go. No, it's it meets what it needs to.

Tim Clites: Thank you. And I would imagine I'm sure that it gets calculated with each new sign in terms of where we are. So there is a maximum to that. I think the difference is it's as opposed to some of our buildings in town that have multiple tenants with signs. This is, you know, one use and they happen to have multiple they're not tenants right, but multiple branches that they want to honor and show some significance too, so I have no comments as well, and in the spirit of keeping things moving, I'm happy to go ahead and make the motion to approve COA 21-33 S 21-20 as submitted.

Punkin Lee: Second.

Rhonda North: Chair Clites

Tim Clites: Approved

Rhonda North: Vice Chair Lee

Punkin Lee: Approve

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve

Tim Clites: Motion passes, I forgot to say that like that's a [inaudible]. COA 21-34 S 21-21 request of Helen MacMahon for a wall mounted sign and two display cases at 110 East Washington Street for Sheridan MacMahon Realtors. [inaudible] second to open this. And essentially, this is a replacement of what's there, upgraded logo.

John Ralph: Logo up change and upgrade or logo change and material upgrades. Their literature cases aren't watertight anymore. Their logos have changed. No additional square footage whatsoever just an in-place replacement.

Estee LaClare: If I may Chair Clites. It's a slight decrease in the percentage of the signage.

Tim Clites: Thank you. Margaret.

Margaret Littleton: The whatever you call it, the wall thing is silver. I read somewhere, if I have my glasses on, I can find it again. Would you paint that so it wouldn't be silver? It says these cases come in silver but can be custom painted.

John Ralph: The actual literature case>

Margaret Littleton: I guess it's what it's called. Outdoor locking display case.

Punkin Lee: On the porch.

Margaret Littleton: On the porch. Can it not be silver?

John Ralph: I don't have anything on the porch on this application.

Tim Clites: So let me ask for a clarification as I understand the image that we're looking at of the post mounted sign, it is a black sign with the broccoli cream lettering and frame, if you will, and the next piece of that image that we see is the silver display case frame, and inside of that is what? Are we looking at the back of that, that's just whatever color it is?

John Ralph: That you're looking at. I mean, you're looking at a cork board. I mean.

Tim Clites: It's a cork board. Ok. Understood.

John Ralph: So it'll be prints. Obviously, it will be glossy. Sure, as it is now glossy pictures of real estate listings. [multiple speakers] That is a picture of the cabinet that's built into the sign.

Margaret Littleton: Ok, but it is silver.

John Ralph: It is. It's actually aluminum.

Margaret Littleton: Ok. Can you paint that?

John Ralph: Yes, absolutely.

Margaret Littleton: Yeah. Ok. That was my question. I liked the old color personally that matched the building. But if they want black, that's fine.

John Ralph: They've switched everything, you know, all their logo, font, everything is now the black. But if you don't like the frame color of the literature cases that are built into that freestanding sign being aluminum, I don't see that that's an issue.

Margaret Littleton: Would you paint it the cream or the black?

John Ralph: I think I would paint it the black and have it disappear.

Margaret Littleton: Okay, good.

Tim Clites: Thank you, Margaret. Punkin.

Punkin Lee: I agree with Margaret to paint the aluminum. I think that would slow it down some other than that. I think it's fine. It's black and you've got the aluminum.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I have no comment. Thank you.

Tim Clites: Thank you. My only comments have already been covered, which was the same question could we paint the frame so that it disappears into the black.

Margaret Littleton: Perfect. Ok. Do you want me to do it?

Tim Clites: Oh, come on. Give somebody else a chance. I don't want to do all of them tonight.

Margaret Littleton: Let me find it. Here we go. I make the motion to approve COA 21-34 S 21-21. Request of Helen MacMahon for a wall mounted sign and two display cases at 110 East Washington Street with the whatever the what clarification that the aluminum frame be painted black to kind of disappear.

Punkin Lee: Second.

Rhonda North: Chair Clites.

Tim Clites: Approve

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve.

Tim Clites: Thank you, Mr. Ralph. Come again or you can stay longer.

John Ralph: If this was the only town I visited.

Margaret Littleton: Technician, please.

Rhonda North: Do you think you need help? [inaudible]

Gretchen Yahn: I have some extra prints if anybody wants some extra-large prints. Any takers

Tim Clites: Noticing reading glasses, she says, I have extra-large prints.

Gretchen Yahn: I have to have them too.

Tim Clites: I think these will be important because these are updated. These are not the ones that are in your electronic packets because when the packet went out, we had not yet received that.

Margaret Littleton: Could we please, have it?

Gretchen Yahn: Yeah, I had something happened where I got some stuff sent back from Tim and I didn't realize it until last night and I had a freak out. Tim and I were emailing back and forth. I'm like, Did you get this? I said, Yeah, it was really [inaudible]. Make sure I got them separated here.

Margaret Littleton: We can share. Oh yeah, let's do that.

Gretchen Yahn: Ok, I can share with you why. And then everybody's got the lighting.

Tim Clites: Ok, so we're on to the discussion item Residences at Salamander, we're looking at the details and the suggested action is this is for discussion. So it would be great, Gretchen, if you could just walk us

through starting on A14 the new details that you added since the last time we saw this just to kind of help us get our bearings more quickly.

Gretchen Yahn: So the majority of the revisions, we added a general note on here that everything would be paint grade. Ok. So you'll see that between details two and three, there was not a lot of change with regards to windows trim details for the stucco. The lap siding, the board and batten shingles. Those were revised from the first meeting to the second based on conversations and stayed pretty much true to their intent and form. The window trim at the dormer is we elaborated on that just a little bit more. And if when we get to the dormers on the second page, this shows the front. We have this side on the opposite side, which we could go into, and we get to the dormers. On the shutter details, all we did here was just kind of keep things consistent with regards to the vineyards versus the stables. Clarify just so that we had. You have the more I hate to say simple, but you have no kind of cross rails or any members on the vineyards. You have a on both the shutter detail and the barn door detail, which is Detail 17 and then on the stables in the stable's hybrid. We have this cross member for the shutters. We have the stable barn door detail that then has the V. In all of these, from the first meeting to the second just to revisit for the barn doors, we took all the sills off. We have the barn door hardware that we viewed at the sales center, and we also looked at the shutter hardware, which will be all detailed in the packages when we submit the packages. Lattice detail, again, did not change. The water table detail, the biggest thing we were showing on the water detail is just, again revisiting it. We did not change anything. We have an optional stone water table detail. The base is a stucco water table detail. And but the big thing is is that any of the siding or board and batten or shingle would overlap whatever we have is the water table, that's what's indicated on details nine and ten. Relating back to the window trim at the excuse me at a detailed number four detail number 11 elaborates onto the dormers soffit detail. We did make a slight change here based upon the conversations of what we had before. And then again, that shows an aside elevation on this subsequent two sheets. And then the soffit details did not change much, we made one little, small change at the rake for the stucco. We'd had a little bit of a shadow line. We pretty much took it to the stucco rake detail for the shingles the Board and batten has a two-inch reveal. And then the soffit at the Board and batten has the eight and a half inch. So it just kind of gives these little gradations and slight differences in both the rakes and the soffits. Outside corners stayed the same. Denoting we did add a note that said no outside corners for stucco. Ok? Porch detail. We again clean this up ever so slightly with regards to the last discussion. Again, this is kind of driven by the fact that we don't want the bulkhead of the column to get too, too, too too fat. And we have the Azek crown that was there. That was what we have before. And the bed molding. And then we have the base detail that ultimately be in the kind of close to nine inch on the base and nickel gap side at the top. The bracket and roof detail that did not change. 16 and 17 was in discussion with the barn door. 18. This will be either cast stone or slate. We're making a decision next week if they're made out of slate or cast stone because the chimneys themselves will be stone. So we're thinking about just having them be slate or getting them made with stone pieces. One or the other. So that is the only thing that was kind of not resolved, but it's, you know, the detail, added this detail to show what it was going to look like and how it was going to be up there so that we're hiding. There will be a screening that's behind it because we just don't want birds like living in there. But it'll do a nice job to give a good shadow line with a screening for any for any flus and their termination caps to not really be seen. So that was. So then what I did is, again, just made kind of a clean-up on the details from the past two meetings, we've had discussions about just the ship lap, the exposure being nine and a quarter carrying that ship lap back to the grill and then having. We did clarify this kind of flat panel that you would see with respect to the two porch side details. Again, what will happen is that lower peace will sit proud, have a flashing peace on it and the back peace will sit back. So it gives the, you know, the appearance of the of kind of the inset panel type of effect. We have done the siding elevation for both the shingle lap siding, which has a seven-inch exposure, which we have the mockups again over at the sales center that everybody kind of looked at. And then we did the dormer detail to the side to show if you marry that with the soffit detail that you see on sheet A 14 number 11, it marries the side detail kind of with that dimensionally. And then the next one for the board and batten detail and then the stucco detail. So on the dormers, what you will see is everybody will have consistently the same material. I will point out that on the lap siding, we do ours in a horizontal, which is a little more historically correct than down

the down. So I wanted to make sure that was pinpointed out. On the stucco there will be stucco. But then on the board and batten, we will run siding on that lap siding on that as well. Just because there's really not a great way to do it and it's just a flush panel, it looks horrible. So just noting those those were details that we clarified and cleaned up with respect to those items. And then what I did is I defer the discussions of there was a little bit of this kind of look and we'll go back on these. You see on these elevations some light fixtures. So in keeping with the dark sky technology, what you will see is a barn light. The first one, which is what you see in these gable ends, and you'll see those consistently kind of throughout the project. When we when you have your submissions and with respect to the project, we went to this company that does a it is dark sky approved. It basically has an LED that sits up into the neck of this. Ok, so it's nice because it can sit up all the way in and it is dimmable, which is also very nice. And we can also pick the light bulb in terms of warm white as opposed to having it be like like a runway. So it's a little hard on the barn lights because they're still not getting with the times, but you're able to find somebody. It just it doesn't, it's shatter resistant. Dark sky approved, meets weatherproof design. We will be using the twelve inch they do offer an eight and twelve. The only place we would probably use the eight is a subordinate on the gable of the garage as a kind of subordinate fixture. So that was nice. They had a couple, you know, you do see some that are like pies and this and that. We were trying to keep things a little more kind of simple and not like pie shape. And it's like, we're going to go with the traditional arm. We're going to do the traditional and have that look and these will all be black. Every single one, these will be black. The carriage or coach style lights are a little more difficult to find because every coach one wants to, like, have its bulbs shown. So we have we're treading a little bit into a little bit more of a little bit of a modern look, but also a little bit more of trying to keep with the traditional and also try to find one that has three different sizes to it. This is a fixture that again will be black. It has a little bit of an artisan look, and it was important to have subordinate fixtures. So if you go to like the back page one, the way it came out is that's a twenty three inch version of a fixture that would be more of what you would see, you know, and I'm not saying it's going to be twenty three, it maybe 18 we're looking, I'm looking at the proportions right now, but we would have something like that versus the smallest one that you would have at the side entry. So we needed to find something also that had subordination with regards to its look. These, again, are dark sky rated. They are LED. They are warm kind of light. What's nice about these new ones is that they do last a long time, which is nice, and it has a little bit of a kind of clear seated just to give a little bit of a kind of a little bit of warm ambiancency glow. Problem we see with a lot of the carriage lights we were seeing is they're very, very modern. We flip into modern, really, really fast and to find ones that are coach anymore, that don't show the bulb. There are some, but they look a little fakey. We're having some problems with kind of fake looks of lantern styles. So this was our interpretation of kind of stepping a little bit into dark sky with a little bit of modern twist to a farmhouse. And I do have one on order. So when we make our first submission you, you will have it here with us as well. Tim, if you find any wonderful carriage lights that are dark sky rated, I will take your suggestion. [off mic] Pardon. [off mic] In some places. In some places they're not, you know, on the side porch, you know, on the side entry, you know, and then when we get to the stables again, there's not a lot of porches on the regular stables the hybrid does. So we're trying to find something that we can consistently and then have extras that stay consistent with what we're doing in the residences.

Tim Clites: [off mic]

Gretchen Yahn: [multiple speakers] That's the tough part is on some of these, especially some of the ones that we've been looking at. And I mean, I'm exhausted even looking. Sometimes when you get to the smaller ones, they look hokey and some of the ones are too big. And it's just it's the industry right now is definitely going towards what I call modern farmhouse. So texturally, these have a texture to them. They've got a wrought feel to them. That's the other thing. Some of them look a little glossy. So trying to keep in context of just kind of keeping some texture and keeping some of this together. I'm not the hugest fan of [inaudible]. I can't get these in clear. The clear tended to look a little more modern. I went to see them at a place, so I felt like the seated with the warm light was going to be a better scenario for, you know, keeping it on the down low, so to speak. [off mic] I mean, Salamander is very intent right now because I know they're getting ready also. It's something I've been speaking with Will about for the

monument, for the houses like the numbers, and that's got to be very, very calm, and very, very, you know, we just don't want to be like, down the road. So it's been the edict has been very keeping it low key. Almost everything will be on timers for the exterior. I will tell you that because that's something that Salamander wants to keep, you know, turn it off at x hours. There it goes, you know, and that's the way I think it should be. Otherwise, you're going to have different lights on at different times and different things going on at different hours and. [off mic] Yeah, we've got yeah, we're going to be able to control the lights with regards to the timing and also with regards to timers that are at the house. I mean, pretty much most of this stuff, especially with the LEDs, it's nice. You can wi fi a lot of it. So it's I would say this was the most challenging thing that I've had to like kind of get down to the trenches with here lately. But I will have one here for you guys to look at [off mic] I ordered actually, I ordered two. I ordered the bigger one and the smaller one because I mean, the bigger one and the medium one, because the smaller one, I pretty much know the question is going to be how is it going to look in relation to we don't want it overwhelm me, but we also don't want it cheesy, you know, so it's, you know, eighteen to twenty three is kind of a weird kind of scenario. And so it's one of those things. Sometimes you're like, wow, I'd really love it to be nineteen, you know, something like that. So that's the small one is pretty much a known on that one. So we'll have those and the barn light here as well for you guys.

Tim Clites: [off mic]

Gretchen Yahn: Correct. Yep. So and it's nice to have it over the sales center for everybody to see it as well, you know, over there, [off mic] Well, good. Thank you. I appreciate the time everybody took to come over there. Thank you so much.

Cindy Pearson: A quick question with the finish on this one looks like a glossy black?

Gretchen Yahn: They start out, they look a little glossy. They don't make a matte in this series. I will say that they get pretty kind of outdoorsy, kind of faded, pretty fast. And the problem I have with matte is they get dirty pretty easily. So I hear what you're saying, you'll be able to see it.

Cindy Pearson: It's a difference between the is that really doesn't even look black. It so matte

Gretchen Yahn: Matte. Yeah, it is. It is matte. I would call that one more natural iron type of deal whereby this one and I can get these in colors, but I just am like the black just seems to be more of the traditional what we have. But I'll have one here for you to look at. And I do. I agree with you. I will say when I've used like high light and some different companies, the matte just doesn't last for some reason I don't. It gets really patchy or something over time. It just doesn't. It's not easily cleanable. I mean. [off mic] Yeah, yeah. [off mic] That's right. No. So I think that, you know, what we've been doing is kind of getting things pulled together to, you know, make this a scenario so that in whatever process, because I will just give a little bit of timing of where things are going to be kick off really major kick off this next Wednesday. In terms of and I know you've probably seen some flags and stuff going on for the pre inspections with Loudoun County, the dirt moving in earnest. I'll have a better idea after this Wednesday meeting, but I think you're going to start to see the ENS going in like around that kind of after Thanksgiving time. That being said, obviously, you know, I got to follow them. We will be prairie building the first house, even if I have to put it on a whole house generator to because Virginia Power is going to start to become my critical path. So the intent is going to be that sometime in maybe this month to next month that we would have the first submission in on a vineyard for you guys. Which would probably be a lot eleven and lot twelve and lot thirteen, just because that's right over near where the entrance is going to be. So hence we've been working to try to get these details so that when we go into this first submission, because I know that everything's kind of this is a new uncharted territory that we're not so much getting into the minutia of the overhang, but we're like saying this is the color and these are the last kind of so that we're in a standard because I was just work also on the hit by the bus theory like, you know what happens if I get hit by the bus, you know, and somebody else is coming in? There needs to be this standard that they're staying to, or whether they're building something 15 years from now.

Who knows? It could be one lot that stays, I don't know. So the objective of what I was saying before the last meeting is to cull this down so that in some format, it's these are the details here you hear for the, you know, for the rest of the project. It's not to say that these details won't be submitted with every single submission that we do. They will, but we just I think we have to have some kind of formalized kind of like getting over to the next deal of where we're at. So I just would welcome anybody's comments and the like so that we can start to get to that place because we are going to be getting to the next step of submission. And what I don't want to do is have a conversation of is it a two-inch reveal or a one inch? You know, at that point, it's going to all be what it is. It's the stucco or it's the this, you know, or board and batten. And we know what the detail is going to be because it'll be in the package and it's one that we've understood.

Tim Clites: [off mic]

Gretchen Yahn: I mean, do I understand? Yeah, I do think there needs to be something that's a little more kind of formalized. I just that's my only hesitation is just again, if all of us are not in this room and somebody five years from now goes to build, I think we're all I mean, it's harder. Let me I'm putting more stringent conditions on myself, but I'm also saying that I think that we need to have something that if it was ever to be somebody else or anything else, this is what it is. This is the accepted standard and that they're not coming in to revisit a standard. That's all I'm saying.

Tim Clites: [off mic]

Gretchen Yahn: I think that if you're saying that, what I'm hearing from you is that when the first one comes in, whatever it is, stable, vineyard, whatever, and we have the detail packet there that is approved for that lot, for that deal. My concern is I don't know if that's enough precedent to say that one five years from now would be the same thing. I mean, I'm just trying to take the wiggle room out of a lot of things. So that's my only concern is, you know.

Tim Clites: [off mic]

Gretchen Yahn: I had made a suggestion to Will based upon what would be an addendum to the pattern book that when we get to the point that everybody is satisfied with these deals and whether that's after the first submission or I don't really care. But I do think it's something that you know is, I think it's important to have it on there. I mean, have these details on there in terms of in terms of being part of the guideline, the design guidelines.

Tim Clites: [off mic]

Gretchen Yahn: I mean, I just.

Margaret Littleton: [off mic]

Gretchen Yahn: I do believe that it's a little bit of a problem because I mean, it does meet it is part of the Williamsburg. You know, it's part of the historical collection, which is part of what is I mean, it is an HC designated color. It's Kendall charcoal.

Margaret Littleton: [off mic]

Gretchen Yahn: I can't speak to that. I have. I don't have intrinsic knowledge of that. I don't know. But I mean, there are some things that I mean, there is a desire to have that color by certain clients. So I do think and I'm not disrespecting for what you say, it wouldn't be my choice. Ok. So I just that's all I'm saying is, but I have to respect, you know, some other people's choices. And you know, I would have to

ask the consideration of what you know of both Salamander and those were approved. In fact, that was one for Sheila. So I, you know, that's a question I'd have to ask them. It's not one I can make a decision.

Margaret Littleton: What you have is very dark.

Gretchen Yahn: No, I agree.

Margaret Littleton: [off mic]

Cindy Pearson: So when you have that dark, you wouldn't have another dark one next to it, though, would you? Is that your plan? Correct?

Gretchen Yahn: Correct. Go ahead.

Tim Clites: [off mic] [multiple speakers]

Gretchen Yahn: We have already put in a digital format. So when we come in, you will have what colors have been put at what location so that, you know, we're not, but I'll gladly ask them Margaret, I mean, that's, you know, simply, you know, just me asking them, I can't. I can't make that decision.

Margaret Littleton: [off mic] [multiple speakers].

Cindy Pearson: I agree with you. I don't like the even the black mulligans personally, but I understand it's the way things are done now. But if you have them all together, you'd look like you're in a horror movie. But at least if they're broken up that it's like at least every third one or fourth one, or I don't know what your count is going to be on that. I don't think it's going to be as drastic, but I agree that a lighter color.

Gretchen Yahn: I will say in meeting with people, and I'm not trying to, in meeting with people. You know, I thought that Bruton White would be kind of because, you know, that's the classic right?. It's popular. I would say that the more kind of earthy grays, browns kind of things are coming trickling up to the forefront. But it has been surprising to me. I mean, there is quite a few people who want they like the blue and the charcoal, and they like the dark. I mean, it just and I, you know, I can't dispute it because it is also something you're seeing now when I say it's something you're seeing now, stables are black. You know, I mean, there are some things I've done quite a few black stables or, you know, and I know this isn't a stable, but I'm just saying that, you know, there are quite a few things that, you know, have that farm kind of presence, and feel that are dark colors. So I will ask the question.

Margaret Littleton: [off mic]

Punkin Lee: Yeah, I think the black, even though it's like historic, as you said, Williamsburg, I think right now it's a very trendy thing and you're going back to what you said a few minutes ago it's like, OK, we're all happy with right now, what happens five, 10 years from now? So black is a 2021-22 we got to have it, and by twenty-three, they're like, OK, we're done with that, then how do we get out of the black?

Gretchen Yahn: We are going to have to have something blue. So here in comes the question. I mean, now you start to get in some very loud blues. I mean, there are some blues that are historic that are in Williamsburg that are in these places and [inaudible]. I'll be honest. They drive me insane. Ok, but I respect that color. I can tell you the color won't be out. There will be yellow. You'll see no yellow whatsoever. It's like the worst color ever. No school busses. But you know, I can ask them and see if there's a couple. Let me just take it to the group on Wednesday. They're all going to be there, and I can have that conversation with them.

Margaret Littleton: Just some variation.

Gretchen Yahn: Ok, I understand.

Punkin Lee: Or some way to get out of it as it goes out of got to have it color. When it kind of things always, I mean, something pops, everybody jumps on it, and then it kind of always comes back to the more a more calm presentation than black.

Gretchen Yahn: Yeah, I mean, it is a little more Nantucket ish. Martha's Vineyard, kind of deal. But again, I will ask the question and throw it out there, and I'll put a couple options out there in front of them and ask and ask them.

Punkin Lee: Thank you.

Gretchen Yahn: You're welcome. So that was pretty much it.

Tim Clites: [off mic]

Gretchen Yahn: It'll depend on Wednesday.

Tim Clites: I appreciate what you're saying which is it's entirely possible that in some period of time that everybody that's in this room is not in this room and the house needs to be built on a lot. And I think that what we do should be clear enough that someone could pick up what we've done and execute it. Totally agree. And we really don't want the process of approving forty-nine homes to be an even more of a process than it needs to be for us to adequately all feel like we've done the project justice. Obviously, you all want that. We want that. I think it's important also when I think about what's happening [inaudible], opinion aside, if you look at the development of [inaudible] and Ridgeview was mostly built at a certain period in time, and so it has a certain character that went out of style and now there's that's a whole different discussion. But now there are things being introduced right, that are of today is the best way to say it. And I think that. [off mic] But even arguably some of the things in Ridgeview that have been made to look old lot worse than some of the things [inaudible]. I think what I was getting at is I think there's a certain value in us being aware that in fifty or so years, right, none of us are here. People are going to look at what we've been doing and say that was of that period. And in fact, that's what we do when we look back at the historic parts of our town. So. So what I see you all working towards is not an authentic, traditional Middleburg feel. I don't hear those words, I don't see that in a more pure traditional sense, but I think it is nodding to what you would expect to see today, including the colors. And so you're absolutely right in a handful of years, there could be a fairly big question on that [inaudible] which is we have guidelines that limit our powers. Now there may be a process whereby this future committee, none of us may be here have to look at some alternate [inaudible]. And whether they're going out of style or have issues with it or just generally, people want more variety [inaudible]. I think we're ready to see your submit the first package. I think that it's a detail to figure out with the staff how that gets incorporated in as an addendum to the guidelines, but I'd be happy to do that because I think that leaves the information in the safe place.

Gretchen Yahn: And that's my whole thing is just I just think we all and it's what I posed, I actually spoke to Will a little bit before, you know, and just said, I do think that we need to have a path that's very clear for everybody thereafter, because who knows? Who knows, who knows who will be here? I don't know.

Tim Clites: [off mic]

Gretchen Yahn: So I'll let you figure that out Will. So we're all in agreement. Ok. And I'll get back with you on the stuff. Like I said Wednesday, every kahuna in the world is here, so I could ask that right there.

I get to do the same dog and pony with them on Wednesday, so I will ask them when I'm there and I'll have a couple of alternates and let you know. Ok, well, thank you, guys. [multiple speakers]

Will Moore: No, I have it electronically now.

Tim Clites: Margaret, are you going to be here on the second? [off mic] Meeting quorum on the second, I guess you'll probably have to pull the committee seeing as most of us are out. I'm going to be here but check with the committee.

Punkin Lee: I'll be here. [off mic]

Tim Clites: And let us let us know via email that would be great and seeing no further business. We will adjourn.