



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



**Thursday, January 6, 2022
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, January 6, 2022, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Town Clerk North called the roll. Councilmember Pearson announced that she was participating in the meeting remotely from home due to medical reasons.

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

Approval of Minutes

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the November 4, 2021 Regular Meeting Minutes as submitted.

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

New Business

COA 21-37 (S 21-22) – Projecting Sign & Bracket – 19 East Washington Street – Tremolo Bar

Planning & Project Associate LaClare displayed the color samples associated with the application.

The Committee agreed they liked the new design, including the different shape and the brass look.

John Ralph, of Quail Run Signs, appeared before the Committee remotely representing the application. In response to inquiries, he confirmed the background would be the same green as the doors. Mr. Ralph advised that the small lettering was too small to carve; however, the remainder of the lettering and the logo would be carved and painted a copper color.

Committee Member Anderson moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 21-37 (S 21-22) – a request of Jarad Slipp for a projecting sign and new custom bracket at 19 East Washington Street as submitted.

Vote: Yes – Committee Members Lee, Anderson, Littleton, and Wright, and Councilmember Pearson
No – N/A

Abstain – N/A

Absent – Committee Member Jenkins

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

Discussion Items

Pre-Application Review: COA 22-01 – Repainting and exterior changes – 11 South Liberty Street

Planning & Project Associate LaClare distributed paper copies of the application, as well as photographs of the property.

Deputy Town Manager Moore explained that this was a pre-application discussion. He advised that the applicant wished to paint the house initially and would return in the future with other proposed changes.

Arthur Ripalda, the applicant, advised the Committee that he was the new owner. He expressed appreciation for any suggestions the members may have and noted that he wanted to make his new home an icon for Middleburg. In response to inquiries from the Committee, Mr. Ripalda confirmed he planned to paint the house a white color, with the window and window trim being painted black. He noted that he did not want to paint the porch windows black, as he thought that would create too modern an appearance.

The Committee requested clarification on which parts of the window would be painted black. Mr. Ripalda advised that only the sashes and muntins would be painted black, with the trim, sills and storm windows remaining white.

In response to an inquiry regarding the door colors, Mr. Ripalda advised that he liked the existing blue; although, he recognized it was not the original color. He noted that he would prefer a black door; however, he was open to suggestions. Mr. Ripalda advised that he would like to construct a black wrought iron terrace off the rear door. He reviewed a number of changes that he would like to make to the structure and noted that he would also like to install a sign identifying the circa of the house.

Chair Clites noted that Mr. Ripalda was speaking about two topics – paint and other future changes. He advised that the Committee preferred to see one application for all the components. Mr. Clites suggested Mr. Ripalda provide the Committee with specific information during their February meeting, at which point, they could take action.

Some members of the Committee expressed a preference for the paint color to remain light yellow/beige, as they felt it provided the house with more definition and contrast. They suggested the need for shutters.

Mr. Ripalda advised that he was planning to plant trees and installed uplighting. He opined that the house did not look the way it should. Mr. Ripalda noted that he owned a construction company and had restored historic homes in the past. He opined that painting the house white would have an impact. Mr. Ripalda advised that he would like to install hand-made walnut shutters on it.

The Committee explained that having the whole picture of what was being proposed helped them.

Mr. Ripalda advised that he was also thinking of adding a driveway, as his father could not access the property.

The Committee advised Mr. Ripalda that the construction of a driveway involved a different process and explained that they would not be involved unless it required changes to the stone wall. Mr. Ripalda confirmed the stone wall already contained an opening where the driveway could go.

The Committee noted that the applicant mentioned the installation of uplighting. Deputy Town Manager Moore explained to Mr. Ripalda that the lighting could not be aimed upward. Chair Clites encouraged Mr. Ripalda to look at the Town's lighting ordinance. Planning & Project Associate LaClare suggested Mr. Ripalda also look at the Historic District Guidelines, which contained information on acceptable lighting.

The Committee suggested the house color should be a more traditional stucco color, such as off-white, as this would be more for the period. They noted the need to discuss each element of the building and suggested they should not all be black. It was further suggested that the rear door was important to the history of the building.

Mr. Ripalda reiterated his desire to construct a terrace off the rear door. He opined that an off-white color would be great for the house. Mr. Ripalda confirmed he would return in February with details.

Town Hall Project

Deputy Town Manager Moore announced that the Council awarded the contract for the Town Hall Project, with the final details of the contract still being under negotiation. He advised the Committee that they could expect an invitation to the groundbreaking ceremony to be held later in the month.

The Committee congratulated the staff on this enormous undertaking and noted that it was amazing the project was where it was given what had occurred in the design and construction industries over the past year.

Program to Recognize Applicants

The Committee asked that their discussions regarding a program to recognize applicants who did a good job on their projects resume. They suggested the recognitions occur at a certain time of the year.

Deputy Town Manager Moore advised that he would discuss this with the Planning & Project Associate so she could work on developing some details. He reminded the members that when they previously discussed this, they talked about doing the recognitions in May to coincide with National Historic Preservation Month.

Quorum – February Meeting

Committee Member Littleton advised that she would not be present for the February 3rd meeting. The remaining members advised that they would be present.

There being no further business, the meeting was adjourned at 6:07 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – January 6, 2022

(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: We've got John Ralph on the telephone as well.

Tim Clites: Thank you, Rhonda. I will call the meeting to order for the Middleburg Historic District Review Committee for Thursday, January the 6th. Before we do roll call, I'll remind everyone to try to speak directly into their microphone and shut their microphone off when they're not speaking, and we'll try to make sure and take turns since this is being recorded and we have people remote. Thanks. Roll Call.

Rhonda North: Chair Clites.

Tim Clites: Present,

Rhonda North: Vice Chair Lee.

Punkin Lee: Present.

Rhonda North: Committee Member Anderson.

Bill Anderson: Present.

Rhonda North: Committee Member Jenkins. Absent. Committee Member Littleton.

Margaret Littleton: Present.

Rhonda North: Committee Member Wright.

Linda Wright: Present.

Rhonda North: Council Member Pearson

Cindy Pearson: I'm Present and I'm attending at home recovering from yet another surgery.

Tim Clites: Well, we hope that continues to go well.

Cindy Pearson: Thank you, Tim, and thank you for the lovely note. That was very nice.

Tim Clites: Thanks for you and everyone. We had a good year last year in this committee, so it was worth acknowledging the next order of business is public comments. I know there's some folks here from the public and we'll get to your agenda item if you're on the agenda. So if there are any other, Will any public comments?

Will Moore: No, not at this time.

Tim Clites: Not at this time. All right. Thank you. The next order of business is approval of our meeting minutes from the November 4th 2021 regular meeting. Has everyone had a chance to review them. And are there any comments or clarifications? Seeing hearing none, I move that we would approve them as submitted

Punkin Lee: Second.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Anderson.

Bill Anderson: Abstain, I was absent.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Committee Member Wright.

Linda Wright: Abstain, I was absent as well.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve.

Tim Clites: Thank you. Next order of business is an action item, new business COA 21-37 S21-22 request of Jared Slipp for a projecting sign and a new custom bracket at 19 East Washington Street for Tremolo Bar. Did I say that right? [off mic]

Estee LaClare: John Ralph is on the line, and I think he'd like to talk to you if you so desire. Additionally, I do have color samples that he provided and dropped off. [off mic] it's a pretty straightforward application.

Tim Clites: Thank you. Let's just run around the room for any comment, Cindy, would you like to start? Any comments?

Cindy Pearson: Sure, I'll start, but I have no comment. It's good. Thank you,

Tim Clites: Bill.

Bill Anderson: I like the looks of the sign. I haven't heard from John yet, but it appears that the sign is going to have a new bracket too. And it looks like it's copper, but I think it looks nice.

Tim Clites: Margaret.

Margaret Littleton: I like it very much, I think it's fun to see a new design and I like the brass look, shall I say. No, it looks fine.

Punkin Lee: Ok, I agree with Margaret, I think it's nice to have a different shape sign, and the bracket is interesting. John, does the background of the sign going to match the same green as the doors are painted or vice versa? That's my only question.

John Ralph: Yes, they are the same. They are the same color.

Tim Clites: Thank you, Punkin, Linda.

Linda Wright: No, I would agree with everyone else, I think it's it's nice and refreshing, and I like it very much.

Tim Clites: Thank you. Thank you, John. Do you have any additional comments that you'd like to share with us?

John Ralph: I think it's pretty cut and dry unless anybody has any questions.

Tim Clites: So all of the lettering is carved into the sign and then painted the copper color is that right?

John Ralph: Actually, in technical terms, the smallest lettering is not carved in, it's kind of too small to carve in, but the logo, Tremolo and Bar are.

Tim Clites: Ok, perfect. Well, I have no further comments. And we don't have any issues with the amount of signage on the building, the height seems fine. Right? So entertain a motion.

Bill Anderson: I'll make a motion. Bear with me a moment. I don't have my glasses. I forgot. Wait a minute. I'll make a motion for COA 21-37 request of Jared Slipp for projecting sign a new custom bracket at 19 East Washington Street to approve as submitted.

Linda Wright: Second.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Anderson.

Bill Anderson: Approve.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Approve.

Rhonda North: Committee Member Wright.

Linda Wright: Approve.

Rhonda North: Council Member Pearson

Cindy Pearson: Approve and welcome.

Tim Clites: Thank you all. Motion passes, I guess that's what am I supposed to say, that Bill used to always say that. Gives me something to do. Motion passes. Do we have any other new business or discussion items? Is discussion items next?

Estee LaClare: Yes. If you have that. Yes. Chairman Clites. So I'd like to introduce Mr. Ripalda if you'd like to join up here. And here is the information. I took some pictures of the property. So here.

Will Moore: While that's being passed around. He is a new owner of a property. So this is kind of a pre-application discussion, kind of just introduction of his, sounds like his first desire is potentially repainting the structure. So we want to just come in and have a pre-application discussion with you about that. And

then he may have some other forthcoming changes or fencing things like that as the year goes on, but just wanted to have this initial discussion and kind of meet you as a new owner here in the district.

Tim Clites: Thank you. Give us just a minute. We'll take a look at the package and you're welcome, if you have any initial comments. Beyond that and what we're looking at, we're happy to.

Arthur Ripalda: No, really. I just I'm happy to be here. Middleburg has been a home for quite some time. I lived here a while years ago while back hadn't come in front of the committee. But William and the SB, I think it's Danny and some of the others that I met Tina. They've all been awesome, so I'm just happy to be here. I've been coming to the Middleburg parade for a while. And any suggestions that I have and what I'm trying to do with the home because I've done a lot of historic homes. I did an historic home in Vienna that I lived in for quite some time. It was built in 1886. It's the first farm home I ever built. So any suggestions that I'm throwing at you, if you guys have any input or anything that you want me to change or any suggestions, I welcome that. I just want to make this and hopefully make it an icon because I plan on keeping this home and living here. So I'm just happy to be here and be now actually a part of Middleburg actually downtown Middleburg. So that's all I had to say.

Tim Clites: Welcome. We're glad to have you.

Rhonda North: Could you state your name for the record?

Arthur Ripalda: Oh, it's Arthur Steven Ripalda.

Bill Anderson: I have a question while everybody's reviewing it, could you explain where these two paint colors will be?

Arthur Ripalda: White and black. It's a historic paint color. I don't know if you guys know Fixer Upper from Chip and Joanna Gaines that show it looks blue. It's actually I have the actual sticks there.

Bill Anderson: Oh, it's white.

Arthur Ripalda: And yeah, it's part of their historic collection. It's just a white color and a black color. So the house itself.

Bill Anderson: It didn't look black to me. I guess it was hitting the light. Ok, white and black. Where does white and black go?

Arthur Ripalda: So the white, the actual home itself and a lot of homes built in this time frame and that home itself used to be actually white and the home, that's where it sits right now. And I think it should be its original color and then the black around the window trim to make it a little bit more like a farmhouse that it should be.

Bill Anderson: Stucco is going to be white.

Arthur Ripalda: And then the window trim, black, the windows black.

Bill Anderson: The windows and the trim around the windows on the first floor to the side of the porch. All that's going to be dark black.

Arthur Ripalda: That big section of white that you're referring to, I think that would be overkill. If you guys, if you guys would discount that, I think it would be more impressive not to make that all black because that's a little too modern. It does not stick with the.

Bill Anderson: As well as maybe that [inaudible].

Arthur Ripalda: Exactly. You only need the black in the window itself, not the whole thing, because then you start getting into modern farmhouses. That's not what Middleburg is about.

Bill Anderson: These these I'm sorry, one more follow up. These windows look like they have an aluminum, let's say, metal storm windows on them. After you paint or repair and paint the trim, what will you do with the metal on the window storm windows?

Arthur Ripalda: So some of the metal, some of them are brand new. Some have been replaced and some of the original wood with blown glass,

Bill Anderson: For instance, that one has had, I'm not going to guess it's an aluminum storm, a storm window. Yeah. So it's got metal. What would you be doing with that?

Arthur Ripalda: That needs to all stay white? That part, the only part that needs to stay black is the window itself

Tim Clites: And the muttoms in the window.

Arthur Ripalda: Yeah. All right. Otherwise, you start getting to what you are referring to earlier where overkill with black is not the style we're trying to accomplish. [off mic] Should I walk over there? [off mic]

Bill Anderson: The wood trim? [off mic] Oh, the stucco. Yes. Yeah, that's what I understand.

Tim Clites: [off mic]

Arthur Ripalda: [off mic]

Estee LaClare: And I apologize for that.

Rhonda North: Mr. Chair.

Tim Clites: [off mic]

Arthur Ripalda: So if that better suits you. We should scratch that. So it better suits the [off mic] yes.

Tim Clites: [off mic]

Arthur Ripalda: Doors. I would be open to suggestions. I actually like the door being blue. The way it is now, but I know it was repainted and that's not the original color. So I would love for you guys to accept black, but I wanted to be open to what you guys suggest. It should be black. Its original color was not blue that it is right now, the front door.

Tim Clites: [off mic]

Arthur Ripalda: Oh, so that door in the back that is bit of an eye sore so I'm open to suggestions. That doesn't exist. [off mic] But it used to be a little terrace. [off mic] The property itself lends itself to another five feet where you could just drop [off mic]. I would be open to that if you guys would welcome that, but I didn't want to say anything or [off mic]. Rain and snow, you need an awning. They had an old awning [off mic] really ugly. I think a nice European style like kind of like kind of how they had that little French country type of awning that would go with that.

Tim Clites: And I guess the only thing that comes to mind [inaudible] talk about, but just understanding where your property lines are.

Rhonda North: Sir Arthur, we need you to speak into the microphone.

Arthur Ripalda: So that was an 11-foot setback from the house to the road. The awning that they had on there was to the sidewalk that was obviously probably grandfathered. It has been there for forever.

Tim Clites: If you come back with those details.

Arthur Ripalda: Yeah, I just I would love for you guys to just before I start throwing things at you. Welcome ideas and I welcome any ideas that you have. But I would love to do like that step out terrace that you see in typical homes like that where that was a back at some point there was a door that needed to something. But if we need to cover it and just make it flush, I'm OK with that too. I don't like that idea. I'd love to have a little terrace and there's something I'm welcome to all kinds of ideas like. I think there's a lot of history in this home. If there was a sign like some of these signs that jet out from a home and the little circle, it's very vintage and it says circa and the date of when the home was built. I think that home warrants that things like that I'm really welcome to to keep some history there because I don't think that home lends itself. It was a there was the Hall family that owned that originally. And there is no representation of that at all. One of the first land parcels in Middleburg to be there, and it doesn't lend itself to any sort of history, just kind of sitting there. So it'd be nice to have an icon and to have some ownership of a residential property among all that commercial around it.

Tim Clites: Well, I think that as a committee, yes, Rhonda.

Rhonda North: Council Member Pearson has had her hand up for a while.

Tim Clites: Oh I'm sorry Cindy, go ahead.

Arthur Ripalda: Hello, nice to meet you.

Cindy Pearson: Could I have some verbal information on that, please? Since I don't see what you're talking about, where it's located.

Arthur Ripalda: Oh, it's on the corner of its 11 South Liberty Street. So on the corner of Federal and Liberty right there behind Creme de la Creme and then Teddy's pizza place back there.

Estee LaClare: Across from the Middleburg cleaners.

Will Moore: Cindy was most recently. Vincent. Vincent's home. Vincent [Inaudible]. If that helps. Yeah. So it's currently it's currently pale yellow. He's talking about possibly repainting it white. [multiple speakers] changes to the windows as well.

Cindy Pearson: Got it. Thank you. Perfect. Good. Thank you.

Tim Clites: We're not talking,

Arthur Ripalda: You silenced the room.

Tim Clites: So I'm hearing two slightly different topics. The one is potentially the application before us about the paint and then the other is a list of things that you might be interested in coming back with. I

think as a committee, we would love to see all of those things collected together. Sometimes that's not possible because you haven't thought of something or had the time to.

Arthur Ripalda: Yeah, I just didn't want to overwhelm you. I'm new coming in.

Tim Clites: I think it makes it easier on you the applicant to come in and say, here are all the things I'd like to do with the property. It makes it a little easier for us to kind of understand as opposed to bit by bit, go through it to be able to go through kind of a list of things.

Arthur Ripalda: So if I may.

Estee LaClare: We had this discussion to do the pre-application process. So I think at this point in time, if you want to just give us the feedback on the paint colors that I think that's what we had decided would be the best course of action. And then he can come back in the next few weeks and give us the other ideas if we need to do so and further, along with the application process. Yeah, because we can have the proper information, and everything written up in more detail for the meeting in February

Tim Clites: To actually have a motion and approve it. I'm sorry. So you're saying in February we would have more information and actually have a motion to review this and approve it?

Estee LaClare: Right, correct.

Margaret Littleton: I think it this side on, is it Federal Street. It's going to look really, really big, like a box being white. I like the light yellow. Personally. It gives it more definition and contrast. I think it's a big, big building in the front, you have the bushes, but there's no green or anything, a little bit of brick on this side.

Arthur Ripalda: Yeah. So I plan on planting the tree line there with some light shining up.

Margaret Littleton: Oh, shutters, something like.

Arthur Ripalda: Yeah, the yellow is actually an afterthought. That house was originally yellow. I mean, white.

Margaret Littleton: Ok well. It's just my thought,

Arthur Ripalda: And I'm loving all the thoughts, that's why I just presented the paint colors. I have so many ideas and I welcome just to bring some sort of history to make it a little bit of an icon here. And I'm really serious when I say icon. To have a home in Middleburg is a big deal. To have an historic home is another big deal. And that where it's located within among the commercial, it needs to be a staple here. It does not do any justice the way it is right now, in my opinion, that home is not looked after. It does not look the way it should look. And I think with my touches and my history, I have my own construction company, I had done so many historic homes. The first farmhouse ever built in Vienna, they featured in [Inaudible] Magazine. I've showed that shared that with them. I've done homes in North Arlington. There is a lot of history here. And it needs to capitalize on it. Not just have a box that has not been taken care of and there's no history. There's bushes overgrown. You don't even see the front of the home. There's no lighting on the exterior. So I see that you like the yellow, but originally the home being white and with the prestige and the fact that you're in a wealthy, you're in Middleburg. It needs to have that. It needs to have that. And that's just my opinion, and I'm willing to accept all of your suggestions. But I really feel like that white with the black will make an impact on.

Margaret Littleton: Would you consider shutters at some point?

Arthur Ripalda: One hundred percent, yes. And I think the shutters need to be walnut wood not shutters you can buy at Home Depot. They need to be handmade. Because I've done it in the past.

Tim Clites: Those kinds of. That gets back to that whole, the whole picture, right, it just kind of helps us.

Arthur Ripalda: I would love to do that. I just didn't want to like disrupt you with like, oh my God, this guy's going to drop a bomb on here and like, just create a whole new world. But I didn't want to do that, but I love the fact that you want me to. I would present in every little detail that you want, like sizes and everything. The shutters. I love the idea of shutters that you're saying because that would make give it somebody. And I would love to present that in February with every single thing I'm thinking of even a driveway, the curb cut. There is no. My father is not going to be able to access that home right without the driveway. And there's there is an original section there with that gate there where you could actually do a curb cut and have a driveway for someone who is not able to get into the home. So I think,

Tim Clites: As you know, that's a different process than we won't review that. I mean, the staff will work with you to review that. I don't know that we would review that at all, although Will and Estee can let you know. But that would be that. I agree. I mean, when this property sold a couple of times ago,

Arthur Ripalda: You were wondering, where do these people park?

Tim Clites: Well, no, I was in it with someone that was looking at it, and that came up as a question. Where do you park? Is there any way to get the curb cut and get in and you know, so you can park on your own property?

Arthur Ripalda: I think Mr. Sullivan that lives in front of me, if I'm at my front door, I met him. He got a driveway put in in that commercial space.

Tim Clites: And that has to do with zoning and planning. Well, I mean, I guess the only thing if there's some stone walls there, but I don't know.

Arthur Ripalda: I think Vincent did that.

Tim Clites: You might just that might end up coming by us as a more of a process thing.

Arthur Ripalda: Oh no, the stone walls are perfect because there's actually a stone feature with two gates that open for a driveway. So I thought it was originally a driveway there. There's actually gates that would open for no reason. There's these two huge gates for where the driveway should go. So if you look at the back of the home off of Federal, that's where their driveway should cut in, so the gates open up for the driveway. So that's why it looks like stone pillars were opened up for that purpose. I try to go back further than the Hall family, but there's no more records.

Tim Clites: Well, I think things like shutters would help tone down.

Arthur Ripalda: I love it, she said shutters, but I didn't think that would be something that. Well, thank you for that. I love that idea.

Tim Clites: I keep forgetting about our esteemed Council Member, who is waving frantically.

Arthur Ripalda: I do like the shutters. I'm happy, she said. I didn't know to present that I didn't think that would be acceptable.

Cindy Pearson: I was just I heard a comment when you said you're going to plant some bushes or trees with up light, you know, do up lights, we would rather not go up into the sky. So you maybe Punkin can address that some more there.

Arthur Ripalda: Oh, OK. So the lighting on the exterior of the home just to shine onto the house from the exterior,

Will Moore: It can't cannot be up lit. No, it can't be aimed upward. So we can talk separately.

Arthur Ripalda: Ok, yeah, I can totally nix that.

Cindy Pearson: They'll talk about it more with you.

Arthur Ripalda: Yeah, if there's anything that you guys disagree with, just tell me and I'm just happy to be here, so I'm open to all that stuff. If there's something I can't do, then it's a I'm. There's no worries I actually love the house. If I had to live in it and you guys said, hey, deal with it, live in it the way it is, I'm OK with it, but I just wanted. I'm just trying to make something of this place.

Tim Clites: Well, we're glad you're have an interest in the property and we, we have a lot of little things that we are concerned about here in Middleburg, which is why it looks the way it looks. So we're glad that you appreciate that. I think when we talk about lighting, we have a lighting ordinance which doesn't allow light fixtures to light up and also for light fixtures that are like sconces. They need to be shielded so that the light mostly stays. I think the term somewhere Will can help you Will or Estee on the property. But there are some exceptions, especially for our historic buildings. And so that's something that we would look at when you came in either next month or when you chose them. If there were some decorative fixtures that you wanted does a lot to enhance the character of a historic structure, but it is something also that we care about.

Arthur Ripalda: Yeah, and I like the idea of what you're talking about. I know what sconces you're referring to. They kind of dumb down and it looks like almost like a modern farmhouse back in the day where they have that little dome, and it does shine down where you don't have the things. So any of those suggestions, yes, I would love it. I just don't know how where I could go with it. So I'm welcome. I love all the ideas.

Estee LaClare: The updated design guidelines have a lot of the information in regards to the light fixtures that are acceptable because we just updated those and that's a wonderful resource that is online.

Arthur Ripalda: Well, yeah, if I could get that.

Estee LaClare: I know you've had a couple of pages. It's quite extensive, and it goes into great detail, it should be a good resource for you to utilize.

Arthur Ripalda: It was nice meeting, everyone.

Tim Clites: Just a moment. Bill, do you have another comment?

Bill Anderson: Three. First of all, two of them on color. I agree with Margaret that as a stark white color, and I like white and black. But on this particular building, I could see it being more of a stucco color. Not this is more yellow, but a traditional stucco color, which is what we all know what it looks like Off-White. A subtle and that to me is more period. The second thing is when you come in the next time, elements on the building we'll have to discuss different elements and what the color is for them. For instance, I would think that the columns on the porch and the fascia trim around that shouldn't be black, just like the windows shouldn't be. Well, then we get into other issues. What about the fascia at the

bottom of the of the roof? The downspouts, et cetera, et cetera. So we have to address every one of those things when you come in. And third, you talk about the history of the building. I love the door on the back of the building. [inaudible] That represents this building that we did something that one time, and I don't think that is by any stretch a bad element in the building. Sure, it can be painted the same color as maybe this the facade, but that's pretty important to the history of the building. This is not a classically, you know, period piece. So those are my three comments.

Arthur Ripalda: So I love his. Absolutely love the latter. So I want to work with you guys on what you think I could do and what I'm what I should do with that back. And if there is that opportunity to create something of that back door, like a terrace off of it back where we can appreciate that. And I do hear your point there is an Off-White, and I know this doesn't show it right. It is a historic paint. It is an off-white. So I definitely I don't like Stark White. I think that belongs in a basement. But if we can find an Off-White that we all agree on, I think that would be great because you are on point with that.

Bill Anderson: Take a look around and some of the the oldest stucco building and you'll see the Off-White classic stucco color. Whether.

Arthur Ripalda: 100 percent agree with everything he said and love it. So thank you, thank you.

Tim Clites: Thank you. Thank you for coming in.

Arthur Ripalda: And hopefully we'll see you in February and thank you for having me here. All right. All right. Happy New Year. Thank you all.

Tim Clites: Estee, do we have any other discussion items?

Estee LaClare: Not that I'm aware of.

Tim Clites: Will do you have anything to add.

Will Moore: I think there's and not to steal Rhonda thunder, but just we did have just to kind of keep you updated. We did have. Well, we've not signed a contract yet, but bids did come in from the Town Hall project and that is proceeding. Council has authorized the town manager to sign a contract or just in some final value engineering negotiations. [inaudible] So you can expect an invitation forthcoming for later in this month for a groundbreaking ceremony, tentatively the 24th in the afternoon. But Rhonda will get all that information out to everyone when it's finalized.

Rhonda North: I'm shooting for the 24th. I don't know that that's going to happen.

Tim Clites: Congratulations. That is an enormous undertaking and yeah, amazing, especially through what this last year has been for our industry of design and construction to be able to be where you are is phenomenal.

Rhonda North: And it's not we're not anywhere close to the end with regard to the construction industry. We've already gotten more reports today of supply shortages in different areas that were not there even two weeks ago.

Tim Clites: It's not even a surprise anymore. [multiple speakers] Like, you know, what is it today

Will Moore: That withstanding the contractor just this afternoon still is confident that the schedule can be maintained.

Tim Clites: Yeah, that's awesome. [multiple speakers] Yeah, it's very exciting. Margaret. You're up.

Margaret Littleton: I would like to circle back to years ago when we decided we would kind of tell, like Garrick Steele, that he did a great job with his house, in his office in Middleburg and congratulate the people that have really done a good job and we never have done that. Do you remember? So why can't we do it?

Tim Clites: We can.

Margaret Littleton: Ok. Yeah. I just think it might be important.

Will Moore: Let me talk with Estee to kind of bring her. I don't know that you were here for any of those discussions, but that could be a good project that we could start working on. That got waylaid a couple of times. And yeah, I think it's something that definitely merits consideration. So yeah, I'll bring you up to speed on that and we'll come back and maybe even have something next month for you.

Punkin Lee: It'd be nice to have. I mean, once we figure it out to have a certain time of year that that is done, so it would keep the project moving forward rather than, oh, maybe May.

Will Moore: You know, we had talked about May because that's National Historic Preservation Month, I think, or maybe I just completely made that up, but something like that, and that might be a Wright, a regular occurrence. But we can certainly work on that. Bring something back to you. Thank you for bringing that up. [off mic]

Tim Clites: Cindy, do you have anything for us?

Cindy Pearson: No, nothing, thank you.

Will Moore: Welcome. Punkin. Linda.

Linda Wright: Nope, nothing new.

Tim Clites: Thank you. You mean, I don't get to vote somebody else into this chair today.

Will Moore: We'll do that next month as well.

Tim Clites: All right. Well, the last order of business is quorum for February 3rd. [off mic] Anyone else I should be?

Margaret Littleton: Oh, Margaret will not be here.

Tim Clites: Margaret will not be here. Ok. I think we still have a. Ok. We'll call this meeting adjourned. Thank you all.