



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



Thursday, November 1, 2018

PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, November 1, 2018 in the Town Hall Council Chambers, located at 10 West Marshall Street. Chairman Turnure called the meeting to order at 5:30 p.m.

PRESENT: William Turnure, Chairman
Punkin Lee, Vice Chair
William Anderson
Tim Clites
Virginia Jenkins (left early)
Margaret Littleton (left early)
Cindy C. Pearson, Council Representative

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

ABSENT: Linda Wright

Approval of Minutes

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the October 4, 2018 regular meeting minutes.

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

No – N/A

Abstain – N/A

Absent – Committee Member Wright

(Chairman Turnure only votes in the case of a tie. Councilmember Pearson is a non-voting member of the Committee.)

Old Business

COA 18-13 (S 18-11): Wall & Projecting Signs – 22 E. Washington Street – Moda Lookbook

Angela Dunningan, the applicant, appeared before the Committee representing her application.

Town Planner Moore reminded the Committee that they acted on this application during their last meeting, conditioned upon the projecting sign having a border like the wall sign. He explained that the applicant had already fabricated the projecting sign and was asking that the approval be amended to remove the border from both signs so she would not have to refabricate the projecting sign.

After some discussion, the Committee agreed their goal was for the two signs to match.

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 18-13 (S 18-11), a request of Angela Dunningan for a wall sign and projecting sign at 22 East Washington Street, with the second example so they would be the same.

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

No – N/A

Abstain – N/A

Absent – Committee Member Wright

(Chairman Turnure only votes in the case of a tie. Councilmember Pearson is a non-voting member of the Committee.)

Discussion Items

Committee Review & Assessment (continued)

The Committee held a brief discussion regarding whether the term limits should remain three years and agreed they should.

The Committee held some discussion about whether it should look at buildings in the Historic District to see whether anything could be done to preserve them. Town Planner Moore reported that the Council recently enacted a dangerous structures ordinance that would apply town-wide. He further reported that the Planning Commission was taking action to recommend the Council rescind the dilapidated structures section from the zoning ordinance as it was redundant and only applied to contributing structures within the Historic District. Mr. Moore noted that the plan was to conduct a block-by-block survey to identify any buildings that may be violating the dangerous structures ordinance so they could be addressed on a systematic basis. The Committee held some discussion regarding enforcement of the ordinance.

After some discussion, the Committee agreed their goals should be as follows:

- Review the Historic District map/boundaries (short-term goal);
- Discuss the development of an entrance corridor overlay district;
- Identify appropriate light fixtures in the Historic District Guidelines (short-term goal);
- Update the COA application forms (short-term goal);
- Update the Town Code section regarding exclusion from reviews (short-term goal);
- Adopt a historical color palette (short-term goal);
- Develop an annual awards program (short-term goal);
- Training;
- Update the Historic District Guidelines (long-term).

It was noted that some of the goals could be combined. The Committee asked the Town Planner to prepare a draft of the Committee Assessment Form for their review.

Murals (continued)

Councilmember Pearson reminded the Committee that the Middleburg Community Charter School had a mural. She displayed a photo of it on her cell phone.

(Committee Member Jenkins left the meeting at 6:39 p.m./Committee Member Littleton left the meeting at 6:54 p.m.)

After some discussion, those members who were present advised that they would like to generally discourage the use of murals in the Historic District. They questioned whether there should be a policy, which was based on the previously identified criteria, that would make it extremely difficult to approve them or whether they should continue to simply be left out of the guidelines so there would be no wiggle room. The Committee noted the absence of three of its members and asked the Town Planner to conduct an e-straw vote to determine whether there was interest in seeing a rough initial draft of guidelines for murals.

Town Code

The Committee held some discussion about the need to update some sections of the Town Code. The members agreed to hold a work session on November 15th at 5:30 p.m. for this purpose.

Committee Handbook, Code of Ethics and Gifts & Donations Ordinance

Town Planner Moore reminded the Committee that they had copies of a committee handbook, code of ethics and gifts ordinance, all of which were recently adopted by the Council. He noted that the Town Clerk would provide training on these items during their December meeting.

The Committee held some discussion as to whether training was necessary or whether the members could simply sign the acknowledgement form.

Town Clerk North explained that the training would involve issues such as FOIA. She opined that it would be good for the members to get it.

Annual Volunteer Appreciation Reception

Chairman Turnure, Vice Chair Lee and Committee Member Clites reported that they attended the Volunteer Appreciation Reception. Chairman Turnure noted that it was a nice event that allowed interaction with other Town committees. He further noted that the participants had a good time. Mr. Turnure encouraged the Town to continue the event. He also encouraged the Committee members to attend next year.

December Meeting Quorum

Those members who were present indicated they would be present for the December meeting.

There being no further business, the meeting was adjourned at 7:18 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – November 1, 2018

(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)

Bill Turnure: I'd like to bring this meeting to order. First order of business is a roll call for the evening. Start over here with Mr. Clites.

Tim Clites: Tim Clites.

Bill Anderson: Bill Anderson.

Punkin Lee: Punkin Lee.

Margaret Littleton: Margaret Littleton.

Bill Turnure: Bill Turnure.

Virginia Jenkins: Virginia Jenkins.

Cindy Pearson: Cindy Pearson.

Rhonda North: Rhonda North, Town Clerk.

Will Moore: Will Moore, Town Planner.

Bill Turnure: Ok. Next order of business is the approval of the minutes the approval of the minutes from our October 4th regular meeting. Are there any additions or omissions to the minutes? Is there a motion?

Margaret Littleton: I move we accept the minutes from October 4th.

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Action items. Old business. Action item 4A: COA18-13S, 18-11 request of Angela Dunnigan for a wall sign and a projecting sign at 22 East Washington street. Moda Lookbook. I'm taking it you are Angela Dunnigan? Hi Angela. You're on TV.

Will Moore: So Mr. Chairman you may recall you you actually acted on this application last month. Ms. Dunnigan was unable to attend. There was some discussion about the borders on both the wall sign and the projecting sign. And absent her being present for the meeting you conditioned that on the projecting sign being revised to have a border around all four sides to match the wall sign. She informed me subsequently when I touched base the following week that the projecting sign had already been fabricated and just requested if you would reconsider to then condition then the wall sign to be amended to have only the top and bottom borders so that they would still match. But again preferring not to re fabricate the projecting sign that had already been made. Discussion?

Punkin Lee: I don't see any problem. I think they would look better if they match.

Bill Turnure: I think we had a little discussion whether it would be one way or the other measure one would be any more acceptable than the other.

Punkin Lee: I think as long as they match.

Margaret Littleton: Yeah I think they should match.

Punkin Lee: If it doesn't look like one sign came from one place and one from another.

Will Moore: And again last month you saw the wall sign in two different sizes. You had approved the smaller size and that that would maintain as a condition.

Bill Turnure: Any further discussion? Is there a motion?

Margaret Littleton: I make a motion that we accept COA18-13S 18-11 request of Angela Dunnigan for a wall sign and projecting sign at 22 East Washington street with the first example, no the second example so that they would be even. The same.

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Angela Dunnigan: Thank you.

Bill Turnure: Thank you. Good luck.

Angela Dunnigan: Thank you so much. Thank you for having me.

Bill Turnure: Okay. Next item is our discussion item for the committee review and assessment. Do we want to work from here is that. I guess instead of working at the table it's just as easy to work here. Okay. [Off mic]. Bear with me. OK so the first order of business is to complete this town committee assessment form. And as I went through it and revealing the various documents that will have passed along it it really sort of integrates together. So there might be some overlap and some discussion here. But I think the point is just to get our our thoughts down here for these goals and any of the needs that we need from the council. And then we can we can circle back and further our discussion on the murals. So the first box there is a review of the ordinance establishing committee and bylaws and any suggestion changes that we might have to those. I don't know if anybody has gone through. But as I went through the bylaws I'll just bring up some things and everybody else can just throw in their thoughts and ideas. But as I went through the first section 33 and the terms of the committee members the only thought that came into my head and I'm just throwing this out as is anybody else's discussion is the term of office for three years. Does anybody think that's too long, too short? Does it feel right to just keep it as it is? It just popped into my head as maybe a discussion item. Any difference to anybody, is it any easier to the staff to have it two years or three years. The councils is what, four?

Will Moore: The councils is four, correct. Mayor is two but council is four.

Bill Turnure: How about planning commission?

Rhonda North: Planning commissions is four. Board of Zoning Appeals is five. Advisory committees are generally two years.

Bill Turnure: I mean I haven't had any any issue with the term because I've got nothing better to do so I just come here on Thursday nights. It's been 30 years. So that's how it started as a 30 year term. [Laughter]. What we need is term limits.

Bill Anderson: Have there been any complaints are issues about three years at all?

Bill Turnure: I mean I haven't had any.

Margaret Littleton: I think three is fine.

Bill Turnure: OK again, I just as I read through these that thought just came into my head.

Punkin Lee: I think for someone new coming on pretty much the first year is you're sitting here, you don't know what to say. I mean it's a learning process because every meetings are different whether you get signs and then you've got an addition and then you've got you know it takes a while to get through the whole offering of what might come across for us and so you kind of see which way because I think every time something's brought up someone always remembers remember we did this for that. And the people don't have any basis. Not that our basises are not sometimes baggage.

Bill Turnure: Maybe a little froggy.

Punkin Lee: I think three is probably good.

Bill Turnure: OK.

Bill Anderson: [Off mic] A1. Purpose and mission statement as it relates to the laws I guess that that is equivalent to the power and duties as indicated by laws since this is referencing that. Is there really anything there that anybody has any adjustment to or comment on? I don't myself.

Bill Turnure: It's far as I'm sorry for the bylaws?

Bill Anderson: [Off mic] The question was in reviewing the ordinance and recommend any changes desired with regards to the bylaws and the purpose and mission statement in the bylaws the closest thing to it is power of duties. And is there any comment on that?

Bill Turnure: It's not necessarily a comment of any change to the bylaws but I think as the committee. I'm coming to the end of my term but as I read through this part of our duties are to conduct studies deemed necessary by the Town Council and Planning Commission concerning the preservation and utilization of historic assets in the town, formulate recommendations to the town council returning concerning the establishment of appropriate system of markers for selected. I think I mean I just would like us to start to focus a little bit more not necessarily just within this council chamber for meetings once a month but to really look at the town itself as stewards and really look at different buildings and so forth to see if there's anything we can do ourselves to improve or preserve the town and the buildings that are inside the historic district. I don't think we do much of that. I mean I think we all sort of that knowledge

and we look at it but I don't think we really act on anything and I'm not saying that there is anything to do but I think it should be something we should keep our eyes and ears open for.

Will Moore: So I just I think this is a good time to mention something that is has been happening outside of this committee but that may come into play with you. So within the attachment which is titled zoning ordinance Article 17. Which is pertaining to the historic overlay zoning district. Toward the end of that document, actually I think I have it highlighted in here. So Page 8 of that document there's Section 245 which is maintenance of historic structure. There is in-process right now from the Planning Commission a recommendation to repeal this section to remove it from the zoning ordinance. But that is in tandem with a town code chapter that was just adopted over the summer. So basically the provisions in the state code that allowed for the adoption of this chapter this or this section that's highlighted this section applies to only the historic district and within the historic district only structures that are identified in our survey as contributing structures or structures that this body would otherwise say are important to the character of the district. The enabling legislation in the state code does not place any of those sorts of limitations on the applicability of provisions to require maintenance of structures. So what the town council was really interested not only within the historic district but town wide of having some maintenance provisions in the town code so that if someone was theoretically allowing their structure to just kind of deteriorate that there would be maintenance provisions to address that regardless of whether you're in the historic district regardless of whether it's a contributing structure. So. Those provisions have been adopted town wide now. So we are actually going to take this section out of here. But I don't want you to feel that that's going to limit our ability to address maintenance issues or the maintenance of historic structures. we have simply applied those provisions town wide and we've provided them outside of the zoning ordinance which was very important also. Because this was contained within the zoning ordinance, if we wanted to address any maintenance issues we would have to have done so through the procedure of a zoning ordinance violation, which is not the proper way to go about addressing a maintenance issue. So this is going to likely disappear from the zoning ordinance. However we are going to start a basically a proactive survey of a block by block survey of structures and we're looking at pretty much anything that could contribute to the deterioration of the structure. It could be missing shingles or holes in the roof. It could be rotting windowsills, it could be broken panes of glass, anything that could potentially lead to a deterioration of the building. We will begin addressing those kind of on a systematic basis. But I think to your point I think that this body could be very helpful in identifying issues. We were going to do it on a block by block basis but at the same time if there are if there is a house. Six blocks down the road from where we start that is really in bad shape to start with you know if we can get help in identifying some high higher priority structures that need to be addressed, I think that would be helpful. So I think it's worth talking about what role this committee could could play in helping to identify those structures.

Bill Anderson: Has this been drafted already?

Will Moore: It has so the town code chapter has already been drafted and adopted and it is essentially word for word adopting the language directly from the state code. And the the amendment to remove this section from the zoning ordinance is in process.

Bill Anderson: Is there in it a reference like it is in this to the HDRC?

Will Moore: There is not. There is not.

Margaret Littleton: This only applies to buildings, not landscaping.

Will Moore: It does not apply to landscape. That is correct.

Margaret Littleton: So a broken tree on a roof?

Will Moore: It applies to it's technically called a dangerous structures ordinance. But don't be fooled by the word dangerous. It is applicable to anything that that might emphasis on that word lead to the deterioration of buildings so if there's a broken limb on top of a roof which has caused damage to the roof then then yes we can address through that manner.

Bill Anderson: And this is for the entire town. Historic district and beyond.

Will Moore: Correct.

Bill Anderson: And if there is, first of all, who's doing the survey?

Will Moore: It's going to it's going to be a combination of myself and our facilities and maintenance supervisor. He'll be doing most of the legwork on it.

Bill Anderson: So in the past if it came within the HDRC or came within the historic district, it would come to HDRC. What would happen this time? [Inaudible] building in terrible condition. Whose responsibility would it be, not HDRCs, to act on it or have any input?

Will Moore: Well so having input I think would be a very important. It becomes essentially becomes an administrative task. The town council has to authorize if we move to a certain level of formal enforcement but it becomes an administrative task but you know I will rely on multiple sources of advice so in making a determination. You know I'm not a I'm not a structural person. I'm not in the construction industry. If there's any question as to whether or not the condition of a window frame is actually putting the building at risk of deterioration I think having folks like like yourselves on this body to rely on as a resource is important. So I definitely can foresee a role for this body continuing.

Virginia Jenkins: I have a question Will, excuse me. How how does the town plan on enforcing this?

Will Moore: So there are procedural things that are outlined in the state code section which which we adopted. It basically means we identify. We are not going to jump to formal procedures right away we're going to try just informal contact the carrot rather than the stick approach at first but if it reaches that point there is a formal process for notifying someone. And then if it is not addressed the town actually has the ability to go in and take control and make a repair as we deem necessary. And then bill and or place a lien on the property to recoup such costs.

Cindy Pearson: This is just public buildings or?

Will Moore: No this is any this is any building.

Cindy Pearson: Somebody's residence?

Will Moore: Correct. So if your window sills were rotten and we were fearful that it was letting water into your home and could result in the deterioration of your structure we would identify that with you. We would ask you to take care of it. If you didn't we would we would ask you nicely to take care of it. That would be Timmy probably knocking on your door to talk with you. If if something didn't happen for a period of time we could then issue you a formal notice stating that this is an issue and it needs to be addressed and if it's not addressed within a certain time frame we could have the ability to come in and make that repair ourselves. This is this is enabled in state code. We don't we never want it to get to that point. But it's a tool in the toolbox in case it ever was necessary.

Bill Anderson: State code, is it similar to what was in the zoning article that says that if the owner or responsible person didn't have the resources to pay for this type of work that the town could pay for it? Is that in the state code too?

Will Moore: It is not specifically in the state code, correct. Although I will tell you that the I did some research as to when the language in the zoning ordinance was adopted. It was adopted citing that section of state code as the enabling legislation for it. So, yes.

Bill Turnure: It's definitely necessary. I've seen it in other towns where people have neglected a house for years and years and it's gone to court and it's been nasty so to sort of headed off as they're doing I think it's a good thing. I think it's going to be sort of our responsibility to again keep our eyes ears open for anything that that we see that might be you know neglect on a historical building. Anyone can make comments on that.

Will Moore: So I'm afraid I may have this may have kind of sidetracked a bit on the overall discussion but I thought it was important to point out that that will be happening.

Bill Turnure: As we went down again through the when you started and you mentioned Article 17 these overlays zoning districts and I think we discussed this a little bit in the past. As far as having a you know taking a look at the footprint of the historic district whether you know it being the original town limits and then 300 feet beyond that is that the best way to determine the historic district? There's other cities and towns where it's specifically to properties it's you know so it's not just a piece of your property happens to touch that historic district that whole piece of property isn't it. I'm not sure that's a good thing or a bad thing. But I think that's something to discuss and then to have some sort of an overlay district. Off the top of my head the one that would be the one that would be of most concern to me would be the entrance ways into the town you know Route 50 from east-west, maybe the Plains Road, Foxcroft road you know take a look at those and just have not necessary to follow the historic district guidelines, but as we have with some of the projects that were done Virginia Lane the other Virginia Wendy Hill Foundation and building up there, [Inaudible]'s buildings you know over there where we had a review of those structures and we had comments and whatever comments we had, you know they were entitled to do them or not do them but we're suggesting you know what they might do and do the same thing for these you know overlay districts whatever they may be.

Bill Anderson: Just for general recommendations.

Bill Turnure: General recommendation with these as sort of a basis of our decisions. You know, the guidelines. And we can be a bit more specific to those. But you know I think that's something to consider because we may find a structure coming into town that's not in the historic district it's just whoa what's happened to Middleburg you know? So I think we need to be cognizant of as we as we go through the next.

Punkin Lee: Can the footage be increased from 300 to something rather than?

Bill Turnure: It can be increasing can be decreased. You know I think we need to sort of get the map out and sort of see.

Bill Anderson: Changing the zoning, changing the historic history boundaries is a monstrous project. I guess I agree with you. If we see something that we can make a recommendation. I'm sure then it goes to planning and it goes to public hearings because it becomes, I've seen it happen, it becomes a very, very, big, big deal but if there is something, I would agree with you, there's no reason not to look at it and you know make recommendations.

Will Moore: We do have Mr. Chairman from our survey that was done in 2016 the historic district survey update. There are some recommendations within that document for possible changes to boundaries. And specifically we have a national register historic district here and we have our local historic overlay zoning district which is that original grid and then you go out 300 feet. Those boundaries do not match. That's not uncommon. But I think there are some opportunities there for us to compare those two different boundaries. I'll just share with you the 300 foot extension of the original town grid drives me crazy sometimes when I look at the way that you know it goes through some properties and catches just the corner of another property and it would make a lot more sense it would be a lot more intuitive to folks who understood. We've had people who it touches the core of their property and they say well I'm building my structure on the other side of the property, it doesn't apply. The language says if it touches any part of your property then it's applicable to the whole property. It's not very user friendly the way it is. So maybe this becomes something under your goal section on this assessment and whether you do it short term or long term goal. But assessing the boundaries and making recommendations for changes.

Bill Anderson: Those recommendations from the survey, any chance you could email them to us?

Will Moore: Absolutely. I'll do something I'll do some excerpting of that document and send you the relevant portions.

Bill Anderson: [Off mic] Good place to start in addition to those points of ingress and egress from the town. Looking at that too makes a lot of sense.

Bill Turnure: Back when I mean Tim and I had some thoughts of actually taking all Ridgeview and all that and trying to to give them you know some sort of some guidelines for those buildings. They were, there's was a lot of push back. We had town meetings at various places around town and there was a lot of push back to that that they really didn't want to have us sort of you know delving into what they do to their homes. I think it was a mistake. But you know so far we haven't been touched too badly. So you know it's going to be a little bit of a sensitive issue. I don't think we can just sort of [inaudible] to that but we think it's something that's pretty important that we should pursue. The other thing was in the zoning ordinance, light fixtures. We have the light fixtures with the dark sky. I know we're having some difficulty approving some light fixtures like anything as time goes on I'm sure there'll be more and more suitable or are appropriate light fixtures for the historic district that are dark sky and I think at this time it's I mean it's just it's even in our guidelines. You know the lighting section is very vague. Just as something that's appropriate to Middleburg. You know the Colonial. And that's pretty much it. So I think that's something that the provision for the dark sky light fixtures we need to address as well. I also looked at the applications the COA applications. I think we can tweak that in a little bit and then I didn't even know until I went through this that there's a COA exclusion application that you don't have to go before the HDRC but there's certain things that you can make changes to. And you can exclude yourself from going to HDRC but there is a list of things that they can do without our approval. And I think we need to sort of look at that application as well to see if there's something we need to add to that or not. But those were two things that I saw within the zoning ordinance that I thought we might want to address

Margaret Littleton: I think we should tighten up for instance she's already done the sign before she has approval. I mean I think that's bad.

Bill Turnure: Yeah it is bad. But if we had been adamant that we didn't want it that way, we could we should exercise that right and just tell her you know we don't approve of that and she has to pay the price for making the sign. I didn't feel any need to approve that.

Margaret Littleton: I agree. That just was fresh in my mind.

Bill Turnure: It's just how people do things and I think we just have to.

Will Moore: So sometimes it is blatant. They've already had the sign made up. They hung it. In this particular case with her and with many people actually I kind of give them when they come in and they're starting a new business and they want to get in as soon as possible and put a sign up. There is a standard speech and I gave it actually earlier today for a potential tenant on South Madison Street and it's basically here is also an application for a temporary sign permit that will allow you to put up something temporary while your permanent sign is under review by the HDRC and you are taking a risk if you spend the type of money on what you would otherwise spend on a permanent sign if you do that prior to this committee's approval and there is no guarantee for approval of that. So she and I had had that conversation and I think she was confident enough that what she was proposing would be acceptable. So she went ahead and had that projecting sign made up as her "temporary sign". So that's how that one came about. But there are occasions like you said [Off mic] It's important. There's that that happens sometimes. And if you remember the Best Thai Kitchen on the back street they did the same thing. And they had they have like an oval sign and the one that they had fabricated at first was longer vertically that was horizontally. And it just did not work on the bracket once it went up and we had to come back to them and say this isn't working when they came in for approval as a permanent sign and they revised it.

Bill Turnure: The killer with was then they came back and did the same thing up on Washington St. You know they put up the sign before.

Bill Anderson: When Quail Run gets a client it's clear that he indicates what the procedure is. How many other sign companies to we have around and it would be interesting just to contact them and remind them that if they're making a sign here that maybe that won't help. It doesn't matter to them but if they're making a sign for somebody here in Middleburg, that they could advise them that we don't want to make it until did you get approval of it first.

Virginia Jenkins: I have a question in that regard anyway. If there is a new business coming around how do they know they have to come basically HDRC with sign approval. You know I have a friend it's supposedly opening up a business and I mentioned that she had to come to the town to get approval. And she says she had no idea.

Will Moore: So that's really all it's either over telephone or it's often at the front counter, Rhonda handles a lot of the front counter interactions as well as Tina.

Cindy Pearson: You mean when they come to get a business permit?

Will Moore: When they come to get a business license so there are other zoning approvals that are required along with the business license. There's a zoning or occupancy permit. And they're always good at the front counter about you know by the time they call me and say hey there's a prospective business person down here by the time I get down the stairs there's already applications laid out including sign permit and COA.

Virginia Jenkins: I just wonder how many people go ahead and get signage you know before they get all the other ducks in a row. [Multiple speakers] We have no control. But I just want to make sure they knew.

Tim Clites: The other reality that there's no land owner that has a business in the historic district or a building that doesn't know where they are. And so there has to be some I would think some responsibility if you are if you were the landlord and you're renting the space out. I don't think we should worry too

much about you know. I think what we did a while a handful of years ago actually one of the local sign makers that does a lot of signs started to put a lot of signs up and then come in for approval and we had a conversation and that's I think it's a much smoother. No, we need to get our approval first. If you remember that. And so to your point I don't know how many other sign makers I think you know probably Quail Run does most of the signs and I think now. [Inaudible] But now they do know to come in and for a while they weren't quite as you know clear with their with their customers. You need to get the approval first.

Bill Turnure: You know and Joe is you know he is a businessman and some of these people come to him and say hey look I just want to get the sign made and you know I'll take my chances. So and we can't worry about that. We do the best we can we follow you know what the proper procedures are. And if we have to turn it down and they end up with a sign that's unusable that we shouldn't we shouldn't concern ourselves with it. I mean everybody feels bad about that. I mean we don't want to sort of get off to an ugly start with people but at the same time as we say we have to follow the ordinances and follow the proper procedures.

Bill Anderson: What are we working on, developing goals?

Bill Turnure: Yes. Ok. The developing goals.

Bill Anderson: We mentioned a couple already.

Bill Turnure: Right. There's also some discussion in the ordinance and it's also in the little bit in the guidelines but to adopt a color palette of historical colors. I think we might if we took some time to you know we used to have a what was it, a Ben Moore. I don't know what it was historical color palette that we did and then I can't remember they stopped doing it and then we haven't really adopted anything. And I think that's something we can work on. I think we talked about an annual award type of thing. I think that's a good promo for the town to have some annual award for people to have special projects or signs that they do or just about.

Margaret Littleton: Weren't we going to do that for December?

Bill Turnure: Is that what we were going to do?

Punkin Lee: That's what had been talked about in November.

Margaret Littleton: But we had some ideas.

Bill Anderson: At the last one, I'm not sure if it was you that mentioned one other thing was some idea of training options for the committee. I don't mean that in the sense, training, but in a broad sense just like any profession you look to what others are doing, ideas and approaches to it.

Bill Turnure: Broaden our horizons.

Bill Anderson: Broaden our horizons.

Bill Turnure: I agree.

Bill Anderson: Maybe that as a short term goal could be looking at what some of those and then long term you know which one of those we like to try and but finding what alternatives just makes our job better.

Punkin Lee: Get out of our box.

Bill Anderson: Not more efficient but just.

Bill Turnure: I had that in the budget request to have some training put aside. As well as that I really think I went through the guidelines you know pretty thoroughly. I mean holy cow.

Will Moore: They are in desperate need of an update. Yeah. So what I would suggest and I've already talked to the mayor about this earlier on before this actually became a formalized exercise and he's very supportive of the idea of us getting our guidelines updated. My goal is generally sometime around January Department of Historic Resources opens up. Maybe it's not quite that early but opens up a grant application process for the upcoming July through June fiscal year. We used that a couple of years ago for historic district survey and it worked quite well. I'm hoping that opens up and we might have the opportunity to get some funds to help offset the costs or even completely cover the costs. But generally there'll be some sort of local match but I think that would be an excellent goal for us is to get those guidelines updated and refreshed. There's a lot of missing sections a lot of sections like the lighting section we need to update and just the overall format. It's you know when those were created we don't really have a good original source. So what we have online are scans of copies that are you know skewed this way and it's not a it's not a good document to be the face. [Inaudible]. Absolutely. [Inaudible].

Bill Turnure: I would like to shoot for some sort of a work session to sort of open up the guidelines and just sort of start picking through it see where we where the holes are and then just sort to work out a little bit and then start figuring out how we need what we need this consultant to help us with as opposed to just hey tell us what we should do. Sort of give them some guidance then and then bring them on board. Excuse me. I'm getting over something and just I can't. [Laughter].

Will Moore: The old Cindy when she was an employee it would have been spraying you literally spraying you with Lysol by now.

Bill Turnure: So we need some sources of revenue for that as well. So those are my comments for the for the assessment form.

Cindy Pearson: I have one quick question. I'm just within my knowledge of not knowing about it. On Article 3 under officers. It says a committee shall appoint a secretary to prepare minutes of the meeting. Blah blah. Well, does that need to be in there? Or should it still remain in there or is that just something old that's been stuck in there forever. [Multiple speakers].

Margaret Littleton: You have these lovely machines.

Cindy Pearson: So that could be. That's under officers 3-4.

Bill Turnure: Do you want us to sort of pull something together Will or can you can you sort of put that together. You want me to come down and sit.

Will Moore: I think I can put it together from the notes that I've scrawled here.

Bill Anderson: Can we just do a brief review? Let's just go through it by the numbers [inaudible] we talk about the short term goals? [Inaudible].

Bill Turnure: I had the color palette. Annual Awards. Revise guidelines.

Bill Anderson: Or looking to the guidelines of the problem areas. I have revise guidelines as a long term.

Bill Turnure: I'm sorry, yeah. I rolled right into long term.

Bill Anderson: So looking to [inaudible] guidelines and see what the real problem areas are or missing areas. Look into the special training or resources available for the committee.

Will Moore: I had put that down under the bottom under consider resource needs. But it's there. [Off mic].

Margaret Littleton: COA applications and assessing boundaries.

Bill Turnure: I thought that was review the ordinance. Would that be part of the suggested changes changes to the historic district boundaries wherever you want to put that.

Cindy Pearson: Is the light fixtures, dark sky part of that too?

Bill Turnure: Yeah that's part of the zoning ordinance.

Bill Anderson: The review the boundaries issue and recommendations that had been previously made, I don't know what short term means is two meetings three meetings?

Bill Turnure: Long term is five years.

Bill Anderson: Review the boundaries [Off mic]. Can start any time but it's going to take awhile to do.

Rhonda North: Under this form short term is anything that would be done in the coming year. So in 2019. Long term is anything five years out, up to five years out.

Bill Anderson: Well then I guess the review of the historic district boundaries would be short term.

Cindy Pearson: How about that COA exclusion form?

Bill Turnure: I think there needs to be tweaked. And even the application of the formal application and there's a few little things in there that could be to be modified. Nothing major but it's something to look at.

Margaret Littleton: I think the more inviting the application looks and you don't look and go oh my god I can't figure you know too much. We can simplify it. It's much more inviting. Maybe likely to be filled in more accurately.

Tim Clites: I wonder if there's any I don't know where you would put it on and what the value would be. But we had a meeting years ago that I think if I remember the historic, the Planning Commission and maybe even the town council altogether.

Bill Turnure: We met on a Saturday morning.

Tim Clites: It seemed like having kind of your yearly highlights in front of you was that was kind of like a useful way to hear from maybe Town Council. You know what, don't spend time on that or to spend time right? I mean I know we have representatives but they're busy doing other things [inaudible] value of that in the short term or not. I mean I think I guess I think a little more about the planning commission

because their work is so closely related and so issues like you just spent a while talking about deteriorated buildings and start going block by block. And like I think I immediately started thinking about we went and took a walk around looking at potential spots for murals and we had all kinds of things that I saw that I never really noticed before I saw them. They were there but I never really like focusing in and so I wonder if you are all three of those are just us in the planning commission would sit and have a little bit of a brainstorming session together about what our priorities are and how they might link and with theirs. Just so I mean there's a nice long list. But reality is you know what's the most important thing.

Margaret Littleton: I definitely agree that planning commission and HDRC should converge more frequently. Sometimes it's which came first the chicken or the egg and you have people that are coming in especially for some new project. I mean who's first? How do you how do you better help people?

Tim Clites: When you talk about like an annual award. But this could might even maybe it should be once a year you're just trying to kind of remember. But at least once a year, right? To kind of say hey what are you guys working on? What is that committee working on that we should be aware of?

Bill Anderson: You know this boundary is really the boundary review is really I see it as a planning commission issue. So before we would I think spend any of our time and resources talking about it. Yes we want to find out what the planning commission thinks about some of the ideas that we've knocked around about us looking at the two boundaries or looking at the [inaudible] before we because it's a planning commission issue it's a zoning [inaudible]

Tim Clites: It is and I think that gets to the whole notion of us spending time to make a recommendation. It's kind of like the same thing as the murals. Right. Thumbs up or thumbs down. We're been spending time to make a recommendation that ultimately someone else has to understand what we thought about. So I look at those. We talked about that years ago. I think they're really important. We've gotten lucky a number of those developments you mentioned actually the people voluntarily said sure we'll come in and they were willing to take what the committee gave them but there's plenty of people that wouldn't be that way. And I think you know we even talked about. Anybody can see in town where the opportunities are for buying fairly developable pieces of property. And I think in terms of pressing needs to me that seems like one of the most pressing needs that the town has maybe even more so I don't know where the deteriorated buildings are but that's kind of you know that's another thing that as opposed to saying just pick a block and start marching down through we might say you know what let us do a walk around and let us give you what we think the priority list is.

Bill Turnure: So I think that's the sort of the start.

Tim Clites: So we're helping them kind of achieve what they're after.

Bill Turnure: Because I don't think they would ever get to that point. I don't think that would be a consideration for them to have some sort of overlay district for the historic district. I don't think they would consider. I mean I don't think they would bring that up on their own unless we brought that to them and said this is what we're thinking what do you think do you think.

Will Moore: I'm not sure what you mean by overlay. The historic district is what we call an overlay district.

Bill Turnure: Right but I mean if we had another overlay district like the.

Will Moore: Like a corridor. Entry corridor or district.

Bill Turnure: Before the historic district review committee to review any any permits or so forth. I don't think the planning commission would initiate stuff like that unless we brought it to their attention. We have to have some discussion before we go to the Planning Commission with anything.

Cindy Pearson: Back to the review sheet. And sorry I'm like on the first year that Punkin just said about for somebody on HDRC so I'm that person on council. So sometimes I don't remember when to step in and say things. But I believe that the council is going to review these assessment forms from the committees. Am I right here Will? And then they will make suggestions on what is the most important to take care of. No? Not right.

Will Moore: I'm actually not positive as to exactly what they're going to they're going to do in terms of prioritization. [Off mic]. Correct, correct. [Off mic].

Rhonda North: So the reason that they're due on December the 1st is so that we can then take them all to council and they're going to use part of this as their budget development because you know part of it is what resources do you need both financial and maybe staff resources things like that. So they'll look at what goals the different committees want to to achieve. And you know some of them they may say you know that that's nice but it's you know it's a little more than we can can afford to support financially or staff resource wise. So you know we'd like for you to make that more of a longer term goal than a shorter term goal. But I think the ideas the council kind of wants to give some direction as well as to things things like to see committees concentrate on and then how that plays into the budget and into the staff.

Bill Turnure: Ok. Is that enough to get started? Want me to stop down sometime?

Will Moore: I think that would be good. Maybe, well, touch base with you within maybe a week and it will kind of go over what I distilled.

Bill Turnure: Ok. Murals.

Cindy Pearson: I wanted to show you I went by the charter school today. I don't know how many of you know that there is a mural there.

Margaret Littleton: Where?

Cindy Pearson: At the charter school. Been there for a while, you don't really see it until the trees the leaves start falling and then when you're coming from Foxcroft into town you see it. It's here so in this way you can see the three shots I took of it, it's the little red building that sits behind.

Bill Anderson: The art building.

Cindy Pearson: Yeah. And it is a little saying about art on it. So. And you can swipe one way or the other and see it a little bit bigger.

Bill Turnure: As we left there's a couple of months ago with some sort of guidelines that if we actually adopted some guidelines for murals and we sort of had a ten point thing that Margaret had taken the time to sort of develop which was very helpful and I thought you know if we really had any hesitancy about not having mural's but at the same time wanting to give someone the opportunity to try to convince us that we had some sort of method for them to come to us. That's sort of where I was falling. Then when I read this the zoning ordinance and the purpose and intent for the historic district review committee. I mean I'll just read it to you and then and again it sort of plays into it. But it may I don't know. It says the purpose of the historic district regulation is to protect the historic Middleburg district which was established to

preserve the unique historical architectural and to preserve the unique historical, architectural and cultural and archaeological heritage represented by the original section of the town and all significant historic and archaeological resources within the town in order to protect the quality of life of town residents to strengthen the town's economy by promoting enhancing business and tourism and protect property values. So that's sort of the intent for the historic district. It's our responsibility to enforce that. So when it comes to murals I think we have to look at is that part of the purpose and intent of the historic district. Does it play into, does it add to the historical integrity of the town, does it protect the property values. I mean I think that and if we have to if everybody says yes they can do that then I think we can move forward. But if everybody's in agreement that it really doesn't add to the quality of the town and doesn't help preserve any historical heritage then I think we can come up with some other way of of explaining why we don't want to have murals. Any thoughts or comments to that? Did that make any sense?

Bill Anderson: It's written actually in shorter form in article three if I'm not mistaken. [Inaudible] with the exception where it talks about economics. Well one could make an argument both ways. The argument that was presented to us first was that murals may help the economic you know [Inaudible] the town you know bring people come in and make it. I'm not sure exactly what the reasoning was but that's what the case was. But on the contrary the economics can be helped without having murals so that the town remains in character meeting all the other requirements of that definition. So I was troubled [Inaudible] economic. But then you think about it and is actually keeping you in a historic manner helps economics. That's part of the reason people come here. That make any sense?

Bill Turnure: Yeah. I know what you're saying. I know what you're saying.

Bill Anderson: I think we also talked about last time when we were here that it was good to know that if it was decided if there was some agreement that if we didn't want to recommend murals that we should have a pretty clear reasoning why that came about. So I'm kind of asking the question now we've knocked this around for three meetings and we have time to poll everybody see where we are and depending on where we are then for instance if we decide that it's not in the best interest at this point for us to recommend murals we can then have that discussion very clearly of why. So we couldn't respond to people if in fact that is the case. And if we poll the opposite way that we think bureaus could be a positive thing for the town. Our next thing we should talk about would be how would we then control that and modify that. So you know two paths.

Bill Turnure: I was also reading section 241 matters to be considered and acting on the appropriateness of the erection, reconstruction, alteration, restoration and demolition of a building or structure. So if someone comes in with a mural that's a restoration or an alteration to the to the building. So these are the matters and there is scale and texture and all those sorts of things. But article H, the extent to which said preservation and protection will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the town a more attractive and desirable place in which to live. So I mean there is parts of that where I say I can't even see where a mural could even begin to but I can't say that there isn't an instance where it might not. I mean might it actually might be helpful. I can't see it. I don't know whether we want to come up with something I mean just say no murals or whether we just come up with some way to say they're not recommended. But we can we can be talked into it somehow. I don't know.

Bill Anderson: [Off mic] It's got to go in our guidelines. Right.

Margaret Littleton: To defend ourselves.

Bill Anderson: At this time, murals are not allowed. Does that stop somebody from coming in with the greatest idea ever for a mural that would change the town? Not change the town, wrong term. Would do things? Sure, they can come in and can we change our mind? We do it all the time. [Inaudible]

Tim Clites: My only take on all of that and actually it is very interesting to read this and think about it because I think that consent the things that we all agree on right now are that the town has a unique character and history and sense of place that we none of us would accept a mural that degraded that. I think we all agree. That's why we're here. I think that the flip side of that is when you start to listen to you or someone read some of those things and you think about some of the back of house down the alley little pockets that you really don't even know they're there until we took the time to walk them. The question is would a mural in that place do anything to help encourage tourism, make it an attraction. And I think I think honestly we'd be hard pressed to say well, no. They just need to paint it. The answer is they didn't paint it. They're not painting it. It doesn't look better. And so if we were to find places, pockets where we are still I mean it is interesting the town has up until this latest. There's no murals in this town. It's not a town known for murals. It's not a town that I guess we would all say we want. We don't want to be known for murals. So we agree on that as as a group. My question is in some of those little back of house side wall alley down between two buildings. How cool would it be to. It's like finding the gum wall in Seattle, right? It's not on the main street but once you find it it's like this cool little spot and it promotes-I'm not saying we want a gum wall. Don't get me wrong. It promotes like everybody that's been there will tell you if you go, you gotta go, if you go to the market you've got to go see that. So the question is do we want to say if you want a mural, we've already said we're not interested in it. Now come make the pitch to not only say that's a great mural and a great idea but you have to change your ordinance. Or do we write an ordinance that's tight enough that we say we want to review it. We want to make sure we agree that that's a great little insertion of a mural into that piece of fabric and we've set it up so that it's not out on Main Street it's not on main facades it's not on buildings that are significant or contributing and that's that to me that's just a question do we really see any opportunity in that and if we don't. I think what we shouldn't do is fool ourselves into saying by saying we don't see any opportunity there they're going to plant it or paint it, make it better because they're not. Now that's a whole different conversation than what we heard earlier in this meeting which is the planning commission, town council trying to look into some of those other issues about how do you clean up a structure that's not being maintained or not being well taken care of. So that's why my mind went to hey we probably should have some some group meetings. Back to murals, I could see an argument either way.

Margaret Littleton: So [Inaudible] we need a punch list.

Tim Clites: The rules we all agree on. So far I haven't heard anybody disagree on oh no no no you need to be able to paint. No, the concept of a mural we don't agree on. Right? Because like the door is either open or closed. Maybe but if the door is open a little for the conversation I think this list like I'm not even sure on for murals yet by the way guys this is just the healthy conversation. But I don't read this list and think oh man, Margaret is way off base like I don't agree with that. Like I agree with all of it. But it hasn't totally convinced me that there's no room in this town for murals. That's all I'm saying.

Virginia Jenkins: My fear though Tim is what you're saying is you if you have that little bit of opening then it could cause a bigger issue down the road. And that's what I would be afraid of because I mean the idea of having a who knows some alleyway where there is some really cool mural might be intriguing. Yet, then what happens you know when somebody else wants to do a mural. And they've got this as a you know this other one as a precedent [Multiple speakers].

Tim Clites: What are we afraid of? That someone's going to come in and we're going to say we didn't think of that.

Cindy Pearson: So what I'm afraid of is that it's going to mar a building frankly. I don't see any enhancement.

Punkin Lee: Plus we're only I mean everybody has great ideas. If you're in Seattle and you see this. We're only three blocks long. So we're very short and improve what we have because that's why people come here and we're not sending them to go to the neighborhood. You know alley and find something cool because people walk through they're hard pressed to walk three blocks from one end to the other and that's what we have to offer.

Tim Clites: But I don't know much about the retail side of things I shouldn't even say this but it does seem like when I was walking around the response I'd never walk through those spots.

Punkin Lee: But we'd also talked about encouraging people to enhance those spots with landscaping.

Bill Anderson: And lighting.

Punkin Lee: Lighting. I mean when you walk behind the Red Fox and that little alleyway over to the Stray Fox it's beautiful. And it's so simple and it's just well lit. It's got the right plants. And what more could you want.

Bill Anderson: Yeah we found a lot of places across the street behind the Safeway. It's ridiculous what could be done with simple plants but these [Off mic] I love murals. I think I've seen wonderful places enlivens spaces, do all these things. But that's not I think what our job is here and it's not protecting this present fabric that we have, historic fabric, by adding something that not in there now, as far as we know hasn't been. So adding that is not really protecting what we have. I see it as simple as look at our mission. Look at what we we just read what we're was supposed to be doing and adding something that's not been there before, it's not it's just not part of it.

Tim Clites: True. And I'm not disagreeing although it kind of gets to that that whole question of you know or are we focused in a Williamsburg kind of way around the town or is that is the town should the town in 30 or 40 or 50 years have certain elements that do show that it's a growing vibrant. [Multiple speakers]. I don't think we're suddenly going to get 20 murals in this town. I mean it's just not.

Bill Anderson: Why do we need? If someone comes in and presses for a mural even though it says we're not going to recommend having murals we're going to listen to them and if the idea is so great they can convince us we would then make a recommendation to do it. But we're protecting the town as far as we know right now of not bringing this new element in. It's a new element. Why do that?

Tim Clites: I guess I don't look at the task of writing a piece of ordinance as being we're bringing something in

Bill Anderson: Why would you write it then?

Tim Clites: Because there's some expectation that we would want to manage it.

Margaret Littleton: Well none of us will be here in 40 years.

Tim Clites: I think the flip side is to say that we'll wait till someone comes in with a great idea [Inaudible] you're going to go through all this again anyway.

Bill Anderson: So you're saying, to me it doesn't make sense, we write guidelines we know we're not going to approve of murals. But here are our guidelines. [Multiple speakers] I'm with Virginia. You know you give you. You write it that way. You're basically saying it's you can have murals and you're trying to put it into a form that's so restrictive. Nobody's going to be able to wiggle around and get it approved is what you're saying.

Punkin Lee: Well the guidelines now are just recommendations because you know bring the right lawyer and they can do anything they want at the end of the day.

Bill Anderson: That's why I'm suggesting if you're saying we're not going to allow them at this point. There aren't any guidelines to wiggle around.

Punkin Lee: That's true.

Bill Anderson: I mean Virginia is right. You know you've a little bit of opening where that could happen. Maybe it won't happen for years and years but it's just not as far, as I can see, in the tradition of the town architecturally, aesthetically you know atmospherically.

Bill Turnure: You hit that nail on the head, it's not in the language of the town. But we do have a provision for new construction and we can build new houses. And if you read the history of it what they happened here and they talk about the different periods of architecture and you know the Gothic period, I mean it all came yet through history. There's different pieces of architecture that were added and it makes the town what it is. And I think and I've always promoted that this is a living breathing organism. It needs to have you know this generation to leave its mark on this on this town. And I'm not sure I'm not saying it's murals. [Inaudible]

Bill Anderson: The fact that we talk about different styles. And why do we do that because over a period of time those styles were in the you know fabric of the community. So if somebody is going to be doing a new building it would be with one of the styles. Now let's talk about murals. I can't point to anything that was done in those periods that was a mural that one could say it's not apples and apples is what I'm saying.

Bill Turnure: When the first person did a federal building oh, they've never had a federal building here before. I'm just saying you know are murals a piece of today's generation is there. Is it something that's now become you know something to sort to mark [Multiple speakers].

Margaret Littleton: I think some people call it graffiti.

Bill Turnure: There you go.

Margaret Littleton: And every example that we have had to go by and write that list are cities. Big places. And we're little. And we're unique.

Bill Turnure: I mean like I said I understand everybody's points of view.

Will Moore: So I was just flipping through the guidelines and I was my memory was jogged from a recent discussion about a prospective business that might be coming here that wants to be sure they can have an ATM. So I'm just this is very stream of consciousness right now but we have guidelines pertaining to ATM. [Off mic] Guidelines were adopted out of necessity. I think some of the arguments that are made against the consideration of murals based on ordinance language about preserving our architectural heritage. How does an ATM fit into preserving and promoting our architectural heritage. It

has nothing to do with any of that. It's a reality though that times change. And that's something that comes along and you craft guidelines and guidelines as they read and hopefully as they are applied in the future when an application might come before you. What we discussing here may not be the typical ATM that you would see elsewhere that doesn't have an historic overlay so it is just one example of you're accommodating something that certainly wasn't probably wasn't anticipated when our own district was first created. But those kind of things.

Punkin Lee: Another one though it's occurred and that is never followed satellite dishes. Because the guidelines that they're supposed to be hidden and are you can walk anywhere in town and there like right out there. So what is the difference of guidelines for those and guidelines for a mural. Because no one follows those. So if they don't follow. If you put out a guideline for your mural and there have as much respect for that as satellite dishes which are totally unattractive then.

Tim Clites: But that comes down to a question of enforcement. Right?

Punkin Lee: And they haven't been enforced. I mean you can just walk and look. [Off mic] But there was real discussion on the satellite dishes. [Multiple speakers] And it's never been.

Bill Anderson: But to compare that to a mural. [Inaudible].

Punkin Lee: But I was saying something with more modern time than the architecture. I mean that's in our time on here the satellite dishes have probably been the most modern thing trendy thing brought up.

Tim Clites: Well the question is do you walk around and say boy this town is full of satellite dishes and it looks awful. [Multiple speakers].

Bill Anderson: We can't forget that the part of a mural though that is different from a satellite dish which enhance businesses, ATMs.

Punkin Lee: But they don't follow the placement of it.

Bill Anderson: I agree with you. I agree with you, but a mural is a piece of art. It's a subjective thing whether it's going to be good or bad or whatever. I see it in a whole different realm.

Tim Clites: I guess it's that a satellite dish is universally known to be bad and we still have plenty of them. And so the question.

Bill Anderson: You mean bad aesthetically?

Tim Clites: Aesthetically bad. There has never been a good satellite dish that I've seen yet, right? But we still have plenty of them.

Bill Turnure: Paint a mural of a satellite dish. [Laughter]. Go ahead.

Tim Clites: Historic color and paint it that color. [Laughter] To me on that on the guideline, the mural, I just go back to some of the buildings that we looked at [Inaudible] if there was something that if in 50 years there were three or four places that people started to find something positive, some positive reason to do a little cut through back between three buildings somewhere else.

Punkin Lee: So is someone going to maintain it for 50 years?

Tim Clites: They're not maintaining it now so I don't think it's any worse than what we have now. And actually murals, like old signs that were painted on brick buildings that are half worn off I actually had a debate about whether it was a requirement that they be maintained. We don't require that you paint your building. Now maybe we are going to start doing that but so you know there is something even about historic and signage as it starts the one off it's kind of interesting and if you really if it's something people love to maintain it. And if they don't they're not. And so what I think we're talking about are the parts of town. That nobody loves and nobody's maintaining. That's where we allow a mural. And we didn't make this up. Multiple people two or three have already been into town recently with this in their mind. So this isn't us saying. [Inaudible]

Bill Turnure: Chuck Akre painted one on the back of his building. [Multiple speakers].

Will Moore: Wow. So and so it is an important consideration. Understand that you have certain purview. And there may be another situation like at Mosby's Tavern where somebody does a mural that doesn't fall under your purview. Because it's not, it doesn't meet it, doesn't fall in your jurisdiction. Just keep in mind that that's a possibility. And if that's the case. But so Mr. Akre's building the request that you, I wouldn't call it a request but the initial discussion which is with a Representative of Creme de la Creme and I've had one other person. So within a period within the district so you're talking in a period of less than six months.

Tim Clites: For instance Creme de la Creme when we did our walk we all universally agreed although the side of that building is flat, we would not allow a mural there. It's part of this [Off mic].

Punkin Lee: So neglectful buildings, a dry cleaner perfect huge wall on the side for lovely mural.

Tim Clites: Maybe they've got to come in and we have to agree.

Punkin Lee: But that was just first one that came to mind.

Tim Clites: [Multiple speakers] Some of the administrative buildings down below there someone came in and wanted to paint something on some of those buildings that like is it really going to affect the character of the main street and [off mic] I think if we're going to say no, we have to say convincingly based on a couple of sections that we looked at today that we as a committee the vote is that mural's do not fit into any of that and here's why. And if we're going to say yes then I think you've described clearly enough why yes. And you just wait for people to come in just like anything else we can. You know we are a subjective committee and we have the ability to kind of talk though that.

Bill Turnure: I think the argument for satellite dishes and solar collectors and you know and things like that. Part of that problem is the guidelines are not very well written. So know I think that a lot of that can be addressed and I think the same thing would be with a mural guideline would have to be very specific and I think if we use the language or something you know tied into the purpose and intent of the historic district and that it's not our we don't necessarily recommend murals but if we and we can go through these but there we can get that we can button this down pretty tight where you know it will be a case by case basis. We have to be very specific about that that it's only commercial building no primary facades. I mean I think if we got really specific and brought that all down that it would have to be just the right mural that we felt like it would work. And you it nothing to do with the art so to speak. We wouldn't have to determine whether it was good art or bad art or whatever, it just met our guidelines. I think leaving that we just don't accept murals.

Punkin Lee: I don't think we can do that.

Margaret Littleton: I don't either.

Bill Turnure: I think Virginia would rather say that. Just because she doesn't want to leave that crack in the door. [Multiple speakers]

Bill Anderson: How does the mural preserve, protect historic architectural and archaeological resources. Tell me.

Bill Turnure: It doesn't.

Bill Anderson: Ok. That's the purpose. [Multiple speakers]. That's the whole sentence. Section 33.

Bill Turnure: To strengthen the town's economy by promoting enhancing business and tourism. [Inaudible] You know, the back of those buildings isn't promoting tourism.

Bill Anderson: Putting a mural on it isn't going to help.

Bill Turnure: It's going to be better than [Multiple speakers].

Tim Clites: How about plant it is already a known failed argument. We walked around and saw it. People aren't spending money on plants in the back of an alley where nobody is. However, if someone said I really want to paint a mural and I'm willing to go through this three page process because I really think this would enhance that and suddenly I mean if 20 people a month looked at it it would be a success in my vision of where these things would be allowed, right? But I don't see them out on Main Street. I don't see this as as as fundamentally or even in a second smaller way changing the character of the town. And I think the whole notion of open it a crack and someone's going to roam through with it. Well look at the signs our stinking sign ordinance has said no lit signs, no internally lit signs. They went ahead and put them up, right? It's right at the red light. It's been there for seven or eight or nine however long ago we looked at it. The bottom line is if someone wants to do it they're going to do it and then it's up to the town to decide whether they're going to fight with that person or not. So I think it's better to say we actually consider this carefully and this is where we think it's appropriate based on those criteria. And it's a very small list of that criteria because it's only that little last part of that paragraph that you could argue completely applies right the economic kind of creating. However the term is so so though the weight of burden as you got to get through the rest of that before we're willing to accept a mural and we'd have to craft something that says this is the burden of getting through the historical. Which one are you looking at? Let me go up here. I'm looking at 236. Purpose of the historic district regulations. [Multiple speakers]. Which was established to preserve the unique historical architectural and cultural archaeological heritage represented by the original section of the town and all other significant historical and archaeological resources within the town. That statement by the way goes back to what we were talking about earlier. We really I wonder if it's possible for this committee to have a little bit of a comprehensive plan that looks out and suggest things and it seems like we ought to have a comprehensive vision for especially for areas we know have the potential to be developed. [Multiple speakers] a comprehensive vision and once a year, once every three to five years.

Bill Turnure: I think that's a great idea.

Tim Clites: Yeah. All right. So keep reading. In order to protect the quality of life of the town residents we're all still in complete agreement and to strengthen the town's economy by promoting and enhancing business and tourism. So you got to get through the rest. This document should expand on all of the rest of that in such a way that you have to get through these requirements before you convince us that it's going to promote and enhance business and tourism.

Bill Turnure: And I think one point that I thought we should be the premier point is to reflect and I'm not sure if reflect is the proper word but I mean that's fine reflect the architectural historical or cultural character of the town. It's not just some willy-nilly you know piece of art. [Multiple speakers]

Bill Anderson: It's very subjective. But that's what we do. And we do it very well. [Laughter] [Multiple speakers]

Bill Turnure: But you know I don't know whether reflect or improve or you know something that it really would have to be a dynamite thing. If someone did that and it's good whether it's a mural or it's a piece of glass or whatever it is. If it adds some interest and adds to the historical character of the town I'm all for it. I don't know. I don't see it but I'm not saying there's not something out there.

Bill Anderson: I really hope the next meeting we can decide where this committee stands so we can then if the group decides, yes we should have guidelines or no we should say no murals, then we can go either direction.

Bill Turnure: One of the things we want to do is a straw poll.

Bill Anderson: I agree. That's what I'm saying.

Bill Turnure: For tonight.

Bill Anderson: Well now we don't have enough people. [Multiple speakers].

Will Moore: So obviously this is not an official vote even though you would have a quorum. May I make a recommendation for framing the question and the question would be who on this body is interested in seeing. I think between the notes we took that were primarily from Margaret's input a couple months ago. Right. And from the ongoing discussion I think I could frame a very rough initial draft not intended to be final at all guideline section for murals. I guess the question is. And that would allow for murals but obviously in a very narrow window. It would probably start off with a statement along lines of murals are generally not appropriate in the historic district that will say generally not. The question would be who is in favor of having me prepare that rough draft for you to at least look at for consideration. I think Virginia has already said that she's not in favor murals so we could count that is between the five of you who vote that would be one no right there. But that would just be that would do we want to move this along at all. [Off mic] Straw poll.

Bill Anderson: So I'd like to do that before we decide [inaudible] if it's decided that guidelines make sense [Inaudible] I think we should have a straw poll first. Right now, if we decide for guidelines I'll be all for as we were before working to make the guidelines work. Right now I'd have to be agree with Virginia. I don't think it's appropriate for the town in terms of what we're trying to do. I don't see the great economic advantage to it or a economic advantage to it. It diminishes I think what we have. So I'm kind of similar of Virginia and I don't know where Margaret was standing.

Bill Turnure: She's probably against it.

Bill Anderson: So there's three. So there we go. So what's the rest of what everybody says.

Punkin Lee: I'm not that much in favor of them either I don't say that they. It's like another can of worms where there are bigger fish to fry and more improvements that we can work with. But I also feel that if we

say we don't want them we have to have good reason why that is as solid as a list of 10 hoops you've got to jump through if you want one because we just can't go we don't want them.

Bill Anderson: So that's 3 and 3.

Tim Clites: [Multiple speakers] I think that's what Will's asking. If he's going to spend [Inaudible] is preparing the list of, is he developing this or is he developing, they're not allowed for the following reasons. [Multiple speakers]

Punkin Lee: I think we have to protect ourselves and have room to move forward whether we stick to it nobody wants them for these reasons or we don't recommend them but if you want it you have to go through this and both have to be very strong.

Will Moore: Well to be clear and not to argue the point Mr. Clites was making I was offering to author one set of guidelines. I don't know that I'm in the best position to offer author a set of guidelines stating the reason why we shouldn't have murals at all. But I think if that is a majority opinion of this body maybe a working group or an individual on this body could craft that draft that simply says murals are not appropriate and give you kind of a list of reasons why.

Bill Turnure: I agree. I agree, Will. I mean that if it's the decision of this committee not to allow murals we have to give the argument. We have to set the argument and it starts with the purpose of intent. And I think that's some place to start and then we can discuss how that applies to murals. [Off mic]

Cindy Pearson: And as Margaret was kind of listening and talking it was like she was leaning more towards the way Tim was talking not just a no. So I think we really have to wait and get her and Linda's opinion before you even, even if it is a straw we can't assume she said no.

Tim Clites: This is not to put you on the spot Cindy but has there been any discussion about this at all. Like is there any sense that the town council level has there been any. It really hasn't reached that point?

Will Moore: They're aware of the ongoing discussion and I included in my monthly report that I give to them that it's a continued discussion item. But I've received no read from council on how they might react. [Off mic]

Tim Clites: Do we want to have Will draft a guideline for this? I mean if. [Off mic] The only thing is I don't want to go through the exercise of doing this if there are four people out of six saying no.

Will Moore: It I appreciate that if it's a non-starter then my workload is such that I would rather not spend time on something that's clearly a nonstarter from the get go. [Off mic]

Cindy Pearson: Can you email people and ask them what their opinion is or is that not.

Will Moore: No I could. Yes long as they're responding to me individually. I can try to frame that. [Off mic]

Bill Turnure: If you would just draft an e-mail to explain that to the other members.

Punkin Lee: I think everybody should get the same reply again. So he's throwing it out to the whole board.

Cindy Pearson: And Tim would you ask that about council, they haven't had discussions but I believe economic development has them. You know and it's been proven in other towns but they are larger towns. You know as it helps the economic development.

Tim Clites: To be clear, I've never seen that as a significant factor at all. For me it's more you know [Multiple speakers] number of people that have been asked about it. I actually think the little painting that the mural that went up already is kind of I mean I'll just say I like it. I know we're not allowed to say that. But I like it. That's not an interesting building but suddenly for plenty of people that's going to put a smile on their face. They're going to say. And it's true that not every mural would be that way. So there is an enormous risk in saying hey we're going to allow these.

Bill Anderson: I find it interesting how someone would prove or say that a mural has added to economic, had an economic positive effect. How do you measure something like that. I mean I can see many cases I've seen where a mural in a dead space allows say some type of retail restaurant type of thing to come in there and now it's not a dead space because it has all this stuff going on. So you kind of feel like it's been an economic positive thing. But you can't prove that.

Tim Clites: The counter argument if you never have a mural of you never you definitely will never have the opportunity to have one make a positive. Right? That there's some risk that it would be negative, you're definitely never going to have a positive.

Bill Anderson: Sure.

Tim Clites: Right.

Bill Turnure: If you allow them then you take the chance that it has a negative impact. [Multiple speakers]

Punkin Lee: I think it comes back once again our size relative to this whole discussion. [Multiple speakers]

Tim Clites: I think about paint colors, we were talking about this and this is the last thing I'll comment. At one point we approved a paint color on that little the back of that white building, the clothing store. The two clothing shops, that little piece of that building on the back. It was like the color, remember that paint color we approved?

Punkin Lee: On Richard Allen?

Tim Clites: The back of his building. No one in their right mind would say that was historic color. He did it, it was kind of fun and interesting and really it didn't. You know it was a paint color. I don't even know if it's still there. But we approved very interesting. [Multiple speakers] We wouldn't have approved that on the main building on the main facade, we approved because of its location and its ability to add some interest to [Inaudible].

Bill Turnure: No that's the, only reason for that palette is for Will if someone comes in I want to paint my building this color and here's the approved colors. We don't know we don't have to see it here.

Tim Clites: These 12 colors or 24 colors, you can just do it.

Bill Anderson: Well that's not necessarily true. Remember one of the shops on Main Street came in with what I would consider an approved color, the gray. And then it was too dark. And then it was too light. Remember that?

Will Moore: So that brings up a very interesting discussion about that. Approved color palettes. So that is listed in the ordinance as an exclusion. But there's never been an approved color palette adopted that went along with that exclusion so there's no. [Off mic]. So OK there isn't one now. But the language in the ordinance still says that's an exclusion you don't have to come to the full committee you can just get it administratively approved. So that is something that needs to be cleaned up. Either you adopt a palette or you decide we don't want to have that as an administrative option or we can't decide on what that palette is and then we recommend that it be stricken from the ordinance so that's one of those kinds of things. [Off mic]. Correct.

Bill Turnure: That's why I thought we needed to address that.

Will Moore: Correct. [Off mic]

Tim Clites: And that's why I want a game plan for next year pick the things like that that are really like that's not hopefully too hard, we should all agree and get it updated without thinking we have to update the whole ordinance.

Bill Anderson: I think the first meeting we should have is collectively going through the ordinance flagging all the areas that we want to put our energy into.

Bill Turnure: We can generally talk about all these things we want to do and so forth and then know we say well I'll see you next. So do we want to think about at least shooting out another two weeks from now on Thursday evening. I don't know what that is.

Tim Clites: Thanksgiving.

Bill Turnure: Let's meet then. [Laughter] It could be. And just do another you know work session and just go over the ordinance and then you know just to just see if we can get some momentum going to do with what we're trying to do. With that other e-mail that you're going to send out just to see if there's some you know put out a couple of dates.

Will Moore: Well and I have to say and I may be somewhat preaching to the choir here but I have not had success with those types of e-mails. You know if I send out a date. It's not easy scheduling a meeting with eight individual people and it becomes much more difficult when you say when you ask the question. What is your availability for this day and time, this day and time, this day and time and then the response you get is I prefer this one. Well you know we are you available or not for each of them but.

Tim Clites: What is the maximum? I'm sorry to interrupt. When are we a quorum? At three? At three are we a quorum?

Will Moore: At four.

Rhonda North: You are a meeting at three that has to be publicized. At four you are a quorum.

Tim Clites: Are there three people available for the 15th? [Multiple speakers]

Bill Turnure: Let's just shoot it out there that we're going to have that meaning on the 15th. Is this a good time for everybody? Better earlier? Later? 5:30 is good? Ok.

Tim Clites: If we can't all make it if there's enough of us that can make it that we can flag a few sections and keep that going I think that will help.

Bill Turnure: If you can't make it, you can't make it.

Punkin Lee: Because there will be another one coming.

Bill Turnure: Exactly. Next month.

Tim Clites: I move that we adjourn.

Bill Turnure: Is there anything else? Everybody going to be here for the first meeting in December? [Off mic] Thank you.

Rhonda North: All right. So I think at this point correct me if I'm wrong will this was just provided right now for information purposes and we're actually going to schedule training with you all on these for the December meeting, was that the plan? The handbook, the code of ethics, the standards of conduct?

Will Moore: We would have more of a kind of a training session. And would you be leading that Rhonda?

Rhonda North: Yes.

Will Moore: Yes. But we wanted to get this to you. These are some documents that the council has adopted. Just kind of a a general handbook and it's applicable to all its appointed boards commissions committees a code of ethics that goes along with it. And then an ordinance that pertains to gifts we don't get a lot of. I don't think you're getting a lot of gifts besides the peanut butter cups [Laughter] but what we wanted to get this to you as soon as possible. But yeah I think we'll have this again on your agenda for next month. And Rhonda will go through points.

Bill Anderson: I read through these. Why do we have to have training when we can read them and unless we have an issue. [Inaudible] I mean what are we going to be trained on?

Rhonda North: We're going to focus on things like FOIA. Which we had some training earlier but unfortunately there were only a couple of folks here. But I mean we're going to get specifically into some of that stuff a little more detailed like the handbook where it talks about the appointment process. You all find it gone through that you know how the appointment process works. But yeah we're going to get into a little more details on a few of those things.

Bill Turnure: I think taking a little time to review that with Rhonda would be great. And one last thing just for everyone's record the little evening a little awards evening that they had the other night was really really nice and the staff and I guess Rhonda was spearheading that. It really was a nice affair and I think the same as trying to get together a planning commission and so forth to have a little bit more interaction with everyone is a really positive thing was it was nice to see people from the health advisory board and you know streetscape all these different boards that you really don't see very often. So it was it was a nice affair. And we just you know encouraged the town to continue that. And I think it would be you know it really could have been attended a little bit better the other night. It was a little disappointing but it was it was great. And we all got a free, not all of us. Some special people. [Laughter]

Will Moore: There was a drawing for a very nice gift basket. Nobody from this committee won it. [Off mic] [Laughter].

Punkin Lee: Another Reese's cup with this?

Rhonda North: I handed it to you that night. That was just the envelope that Bridge was reading from that night. He didn't give those to you all.

Punkin Lee: It was great. It was very nice.

Rhonda North: Thank you.

Punkin Lee: Very nice.

Bill Turnure: Free food, so.

Bill Anderson: Memorialized by these wonderful pictures.

Punkin Lee: Thanks to Cindy.

Bill Turnure: Everybody here December 6th? Is there a motion? So moved.