



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



Thursday, March 7, 2019

PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, March 7, 2019 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
Margaret Littleton
Linda Wright
Cindy C. Pearson, Council Representative

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

Approval of Minutes

Vice Chair Lee moved, seconded by Committee Member Wright, that the Historic District Review Committee approve the February 7, 2019 regular meeting minutes as presented.

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

No – N/A

Abstain – N/A

Absent – N/A

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

New Business

COA 19-08: Artwork for Exhibit Banner “NSLMology” – National Sporting Library & Museum

Jody West, Marketing Manager for the National Sporting Library & Museum, advised the Committee that the banner was the same size as was previously approved. She noted that the Stillwater banner could possibly go up between this one and the next; however, she believed it would not due to the cost of hanging them and the short period of time between the two.

Councilmember Pearson opined that all that would be seen was the words as the artwork was faded.

Ms. West opined that it was not as faded on a computer screen. She noted, however, that it was intended to reflect an “old and antique-y looking” feel. Ms. West advised that the Library wanted the date to stand out more. She noted that often the artwork took up the entire banner; however, in this instance, there was an opportunity for the words to stand out on the background.

Committee Member Clites moved, seconded by Committee Member Anderson, that the Historic District Review Committee approve COA 19-08, a request of the National Sporting Library & Museum for the approval of artwork for their NSLMology exhibit banner as presented.

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

No – N/A

Abstain – N/A

Absent – N/A

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

Chairman Turnure recused himself as he had a conflict of interest regarding the next agenda item. He left the dais and Vice Chair Lee assumed the chair.

COA 19-07: Addition of balconies, French doors & replacement fencing – 2 E. Federal Street –
Jack Goehring

Bill Turnure, architect, appeared before the Committee representing the application. He noted that the basement was currently empty and advised that the owner wanted to turn it into living space and a small office. Mr. Turnure further advised that he was proposing to construct two five-by-ten foot decks off the northeast corner of the building, which would be accessed by removing the existing two foot windows and replacing them with doors. He explained that it was proposed that the decks would have black painted metal handrails, as well as a ladder on the street side of the building that could serve as an emergency exit. Mr. Turnure noted that this emergency exit would not be to building code; however, it was better than what currently existed. He advised that the building already had the required exit and noted that it was not required to have another. Mr. Turnure advised that the balcony would be constructed of a painted pressure treated wood, with metal rails, and would be very close to the property line.

Mr. Turnure advised that they were also proposing to remove and replace the existing pressure treated fence in-kind on the eastern property line and to simply remove it on the northern property line.

Mr. Turnure advised that the decking for the balcony would be Trex in a pebble grey color. He noted that there would be a black molded cap on the metal rail that would match the existing ones. Mr. Turnure advised that the posts, window trim and door trim would be white.

The Committee expressed a preference for a black metal rail on the second floor in place of the white wood post. Mr. Turnure agreed this could be done.

Committee Member Littleton moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA 19-07, a request of William G. Turnure on behalf of Jack Goehring for the addition of balconies, French doors and replacement fencing at 2 East Federal Street, with the change in the rail on the top corners from wood to metal.

Vote: Yes – Committee Members Lee, Clites, Anderson, Jenkins, Littleton and Wright
No – N/A
Abstain – Chairman Turnure
Absent – N/A
(Councilmember Pearson is a non-voting member of the Committee.)

Chairman Turnure resumed the chair.

Discussion Items

Temporary Sign – Middleburg Museum Foundation

Suzanne Obetz, Executive Director of the Middleburg Museum Foundation, advised the Committee that the Foundation would like to install a fundraising sign beside the Pink Box. She explained that it would not be mounted on posts in the ground, but rather would be placed on a platform. Ms. Obetz advised that the sign would be a rendition of the Pink Box that would be colored as they raised money. She noted that it would be installed between the pavilion and the Pink Box, by the gate.

Deputy Town Administrator Moore opined that it may be possible to handle this as a temporary sign; although, the duration for which it would be up may require that it be treated as a permanent one. He suggested that if that was the case, the HDRC must approve it. Mr. Moore advised, however, that there would be no delay in the installation. He suggested that Ms. Obetz not make the sign until he saw the specifics of the application.

Amendment to Historic District Guidelines – Murals

Deputy Town Administrator Moore reported that the Council was scheduled to hold a public hearing during their March 14th meeting on the proposed amendment to the Historic District Guidelines related to murals. He advised that the members did not have a lot of questions when this was presented to them; however, they wanted to give the public the opportunity to provide input. Mr. Moore suggested that, depending on the results of the public hearing, the Council may adopt the amendment during the meeting.

Chairman Turnure advised that the Council did have some questions and noted that he explained that the recommendation was the result of a well thought out process. He reported that when the members talked about the vote, they did mention that they would go along with the HDRC's recommendation. Mr. Turnure noted that the Council was behind the Committee and respected their decisions. He advised that this was nice to hear and spoke to the Committee's good relations with the Council.

April Meeting Quorum

The members indicated they would be present for the April meeting.

There being no further business, the meeting was adjourned at 5:53 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – March 7, 2019

(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: [Off mic]. I'd like to bring this meeting to order. First order of business is the roll call.

Will Moore: Will Moore, Deputy Town Administrator.

Tim Clites: Tim Clites.

Bill Anderson: William Anderson.

Punkin Lee: Punkin Lee.

Margaret Littleton: Margaret Littleton.

Bill Turnure: Bill Turnure.

Linda Wright: Linda Wright.

Virginia Jenkins: Virginia Jenkins.

Cindy Pearson: Cindy Pearson.

Rhonda North: Rhonda North, Town Clerk.

Bill Turnure: Thank you all. First order of business is the approval of the minutes from our February 7th meeting. Has everyone had a chance to read the minutes? Is that a yes or a no? Are there any additions or omissions to the minutes? Is there a motion?

Punkin Lee: I make a motion we approve the minutes from the February 7th 2019 regular meeting as presented.

Linda Wright: Second.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Opposed say nay. Motion passes. Since we don't have any old business tonight we'll go to, actually let's we can go ahead and go to action item V.b. COA 19-08. Go ahead and address that first, the Request of the National Sporting Library and Museum for approval of artwork for “NSLMology” exhibit banner. You're representing the Sporting Library? Very good. Do you want to sit at the table for any questions we might have? Introduce yourself. Smile to the camera. [Laughter].

Jody West: I'm Jody West. I'm the Marketing Manager at the National Sporting Library and Museum.

Bill Turnure: Welcome.

Jody West: Thank you. [Inaudible] feels so like official and Congress-like [laughter].

Bill Turnure: That's it. That's it.

Jody West: Like what I see in the news every night. [Laughter]. I don't like it. [Off mic].

Bill Turnure: [Inaudible]. You all know the drill. The new banner is in front of us. Any comments, thoughts, discussion?

Will Moore: Mr. Chairman I'll pass around the hard copy that Jody provided. Sometimes scans don't come across the cleanest. So if that's helpful you could pass that around.

Punkin Lee: Pretty good.

Bill Turnure: And this is the same size as all the other ones that are coming before us.

Jody West: Yes.

Margaret Littleton: And you also want the Still Water, is that he's called in between?

Jody West: Right. Right. But I believe this will be up.

Punkin Lee: April 12th to September 15th.

Jody West: Yes, so there may be a couple weeks where Still Water is up or we may, probably because of budget, we will probably take that down and put the next one which is Rand that will be the exhibition starting in October. If I had thought about it and had time I probably could have designed that banner and had them both here on the same night, but I'm not even to that. I'm trying to get stuff done that's got to be done now. So we may not put Still Water up this year just because there is a cost incurred to take them down and put them up and there's only gonna be a few weeks in between.

Margaret Littleton: It's pretty. We like it.

Jody West: Great, thank you.

Cindy Pearson: Maybe it's just because this is light and this is so dark it looks like there's, and I see on other ones before there's the same amount of writing, it seems like all you're really gonna see on this one are the words more so than the art because that's so faded in the background. Is that just me or would you?

Jody West: I think that that's probably due to the quality of our printer. It's not faded when you see it on my screen and I will make sure I mean it is supposed to be reminiscent of you know DaVinci and the old kind of. I mean so that is sort of old and antique-y looking. That was what I was going for.

Cindy Pearson: There's a lot of blank space here whereas before the.

Jody West: Right. Well because the artwork that I created is square, but the banner is not, so I chose to put it up towards the top and put the rest. That's just the way I chose to do it.

Margaret Littleton: Probably the date is the most important at any rate.

Jody West: Yeah. They like the date to stand out and kind of stand on its own. They a lot of times the powers that be where I work feel like it gets lost if I jam everything up. [Laughter].

Bill Turnure: The people are looking at the artwork as opposed to when the dates are.

Jody West: Right. Yeah, and a lot of times because of what we're doing the artwork is the whole entire banner. And then I have to make a way to have those words pop off. This was sort of nice because the artwork is alone and then the words can you know really stand out on a background.

Bill Turnure: Any other thoughts or comments? Is there a motion?

Tim Clites: We approve COA 19-08 Request of the National Sporting Library and Museum for approval of artwork for "NSLMology" exhibit banner as present.

Bill Anderson: I second the motion.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Jody West: Awesome thank you. [Inaudible]. See you in the fall [laughter].

Margaret Littleton: I've done something wrong [inaudible].

Bill Turnure: Okay. I'm gonna recuse myself for the for the next action item. [Off mic].

Punkin Lee: Welcome.

Bill Turnure: Mr. Goehring was going to join us this evening, but he fell ill yesterday and was not sure whether he could make it tonight. Obviously he didn't, so I will try to answer any questions that you might have. Fill you in a little bit on the history Mr. Goehring the basement of that building at 2 East Federal Street has been empty since I guess since Popcorn Monkey left. I don't think there's been anybody in there since and he's had a few people who have been interested in it, but he's decided to go ahead and turn this into a living space and a small office. And so which wouldn't have required us coming before this committee, but he has had concerns over the years he's got the first floor and second floor rented and always worries that that's the only exit is the one when exit that they have that comes out from the enters onto Federal Street. So he's proposing to build these small five foot by 10 foot decks off the north east corner of this building. By the pictures you can see that we'd be taking out an existing window and replacing it with it's about a two foot. It would actually be like an approximately two foot door which would fit into that opening and then we'd just make it as wide as possible with the existing electrical meters and then is a fence along the back property line. So he's gonna build this deck structure and have a painted metal handrail on there. And he also is hoping to build us a ladder on the street side because he doesn't have room on the backside in the case of an event where they have to exit the building. It's not necessarily for code because there is going to be a two foot door as opposed to a three foot door. But he thought it would be better than nothing what they have now. So it would be a painted balcony. The Post would be pressure treated, joists would be pressure treated, but then the fascias would be wood, but they would be painted. And then again the metal handrail.

Margaret Littleton: Is it right on the property line?

Bill Turnure: I think we have, it's very close to the property line. There's an existing old pressure treated stockade fence that he wants to take down and replace it with the same type of fence, but new. But he doesn't want to put the fence on the north property line he wants to leave that open. He just wants to have it along the east property line.

Bill Anderson: [Off mic].

Bill Turnure: Yes. There's a 0 lot line.

Margaret Littleton: On the drawing that's all the way down. Whoops. Just lost it. Is that two balconies?

Bill Turnure: Yes.

Margaret Littleton: On the side of the building?

Bill Turnure: There's one on the first floor and one on the second floor. And then you can see there's some windows in the basement for the basement.

Cindy Pearson: You said there's only one entrance in? Are they blocking off that other part [inaudible]?

Bill Turnure: No. If you look at the front elevation, that front door, if you enter that front door there's a staircase that takes you up to the second floor level and then obviously there's a door getting into that first floor level. And so he's has that one exit. That's the required exit that he needs. He's not required to have another exit, but he just feels it would be nice for people to get out there and also have the opportunity to get out in event that that staircase got blocked.

Virginia Jenkins: [Off mic].

Bill Turnure: No.

Virginia Jenkins: [Off mic].

Cindy Pearson: But it does go all the way through the basement doesn't it?

Virginia Jenkins: If you go down the stairs.

Cindy Pearson: And around to the back, yeah

Bill Turnure: Yeah. It's on the backside. It's one of those places where we probably could use a mural [laughter]. [Off mic]. Yeah. You know the backside of restaurants you know can be pretty tawdry.

Virginia Jenkins: [Off mic].

Bill Turnure: It's all you know

Virginia Jenkins: [Off mic].

Bill Turnure: [Laughter]. Yeah. There you go.

Punkin Lee: I was just about to say that.

Bill Turnure: Well, or trees. I agree

Punkin Lee: You can see in this picture [inaudible]. [Off mic].

Bill Turnure: Oh I'm sorry. The decking is a Trex, and I brought these are just color samples. There are we've selected the I think it's pebble grey what it's called, yeah pebble grey. That's the color. They have some other some browns and some blacks and you know some reds and we felt like the contrast of the color of that would just draw more attention to it. So we just went with the lightest color, the grey color.

Tim Clites: [Off mic].

Will Moore: Molded cap.

Bill Turnure: Yeah, it's a molded cap. There's a picture in there.

Tim Clites: [Off mic].

Bill Turnure: It's black. It's black. If you look at the picture that we've included or the pictures we've included there's a picture of the railings on the front of the building and it's just to match those it's that very standard molded cap that you would typically see.

Linda Wright: [Off mic].

Bill Turnure: The posts are white to match the window trim. The door trim is white. The door is white it's a Kolbe and Kolbe K-Kron finish, whatever ultra-white I think is what we've selected there to match the trim.

Margaret Littleton: [Off mic].

Bill Turnure: I mean one photo you can sort of see that you're going to see the top balcony and it's sort of in the back as it is.

Linda Wright: [Off mic].

Punkin Lee: Right. Any other comments questions?

Tim Clites: [Off mic].

Bill Turnure: I'm sorry the?

Tim Clites: [Off mic].

Bill Turnure: Yes.

Tim Clites: [Off mic].

Bill Turnure: It could be. It could be. Just right now there's you know just those three quarter by three quarter inch balusters. And then in the corners downstairs they're one by one. And we can do that, we just continued the six by vertical post up, but it definitely could be just the metal rail going around there.

Tim Clites: [Off mic].

Margaret Littleton: I think that's a good idea I would rather metal.

Tim Clites: [Off mic].

Bill Turnure: Yeah that would be.

Margaret Littleton: The white would stand out.

Bill Turnure: I think that's fine. You know we were trying to figure out how to trim those those six by six posts and we just had the dog ears on 'em. So I'd think it'd be perfectly fine just to have the metal go all the way around.

Will Moore: So basically just these posts.

Tim Clites: [Off mic].

Margaret Littleton: [Off mic].

Punkin Lee: Anything else? Have any other? Is there a motion?

Margaret Littleton: I'll make a motion for COA 19-07, Request of William Turnure on behalf of Jack Goehring for the addition of balconies, French doors and replacement fencing at 2 E Federal St.

Virginia Jenkins: Second.

Punkin Lee: All those in favor say aye.

Linda Wright: [Inaudible] motion to change the railing on the top.

Punkin Lee: Oh, right. Thank you.

Margaret Littleton: [Off mic] wood to metal.

Bill Turnure: Corners.

Margaret Littleton: Corners.

Bill Turnure: Yup.

Virginia Jenkins: Do I have to second that too?

Margaret Littleton: Yes.

Virginia Jenkins: Second.

Punkin Lee: All those in favor.

Everyone: Aye.

Punkin Lee: Opposed. Motion carries.

Bill Turnure: Thank you all. [Off mic]. Will are we gonna have the opportunity to discuss the Middleburg Museum?

Will Moore: I am not finding the application. We have a temporary sign [off mic].

Bill Turnure: Ok.

Margaret Littleton: Yeah it's [inaudible].

Bill Turnure: OK. Is that all we need? Or is that all that's needed is a temporary sign application.

Will Moore: For a temporary sign, yes, and that's not subject to this committees review.

Bill Turnure: OK.

Suzanne Obetz: I was told to be here tonight to ask if we could move that up.

Bill Turnure: That's fine. Let's see the sign [inaudible].

Suzanne Obetz: The sign is, I turned in a sign, the graphic of the sign.

Bill Turnure: OK.

Suzanne Obetz: But it's gonna go beside The Pink Box in front of the bushes behind the fence. It's just a fund raising sign to let people know our progress.

Virginia Jenkins: [Off mic].

Suzanne Obetz: It's not in the gazebo because the Bushes and the gazebo go way up and you wouldn't be able to see it. I can't get back there. So what we're gonna do is my husband has been recruited to build a post. [Inaudible]. We're not going to dig into the ground. We're gonna make a platform and put sandbags in the bottom [inaudible] could just stand up straight, and it'll be a rendition of The Pink Box like our logo. We're gonna color it in as we make all kinds of money.

Virginia Jenkins: [Off mic].

Suzanne Obetz: If you're looking at The Pink Box right here.

Virginia Jenkins: Yeah.

Suzanne Obetz: [Inaudible].

Punkin Lee: No one on the other side. [Multiple speakers]. By the gate.

Bill Turnure: [Inaudible]. In between the pavilion and the Pink Box.

Suzanne Obetz: And the gate's here, so it'll go right here.

Will Moore: Well, I apologize I don't have this.

Suzanne Obetz: [Inaudible].

Will Moore: Maybe it's lost in the shuffle somewhere, but what I'll do is I'll look for that.

Suzanne Obetz: OK.

Will Moore: It sounds like something we can always get a sign approved for temporary installation. It sounds like this is not going to be a permanent sign anyway, but it made up for such a duration that we might have to treat it as one in which case we would bring it back to you for review.

Bill Turnure: It could be three months or something like that [inaudible].

Will Moore: OK. So we'll dig a little bit into it but it won't delay the installation of the sign by any means. And if we determine that you have to review it we'll bring it back to you at a subsequent meeting. But we'll get the sign approved for installation.

Suzanne Obetz: And can I go ahead and tell them to make it? [Inaudible].

Will Moore: Well, let's wait until I see the specific [inaudible].

Suzanne Obetz: OK.

Will Moore: We can do that even tomorrow.

Suzanne Obetz: OK. Great.

Will Moore: Or whatever's convenient.

Suzanne Obetz: I'll be around.

Will Moore: OK.

Suzanne Obetz: I'll be at The Pink Box.

Will Moore: OK. Great. Thank you.

Suzanne Obetz: Always. Thank you.

Bill Turnure: Thank you Suzanne, sorry.

Suzanne Obetz: Thank you. Oh, no. No problem.

Bill Turnure: OK. Discussion item, the Council Public Hearing on Murals next Tuesday?

Will Moore: Yeah.

Bill Turnure: Thursday, next Thursday. [Multiple speakers].

Will Moore: That's really just it's more an information item unless you want to discuss it. But the chairman was there when council reviewed it. There's not a lot of questions being raised by council on what was proposed by the committee, but they did decide that they wanted to hold a public hearing. It's not necessarily required for them to make this kind of a change to your guidelines but they decided to advertise a public hearing just to give any community members the opportunity to provide input if they wanted. So that's advertised for next Thursday and depending on the results of the hearing they may take action to potentially adopt that change the same night.

Bill Turnure: Yeah. I was here to answer any questions and they had a number of questions for us and I tried to explain to them our thought process of you know what we went through. And you know Cindy was able to be there as well to discuss you know that we really did you know take our time and we went through various exploratory you know directions to try to come to a decision. And so I explained that and they had a few questions and more just for this committee is that when there was a talk of you know some sort of a vote from council or whatever it might be it was mentioned that well if the HDRC you know approved it and this is where they went then that's sort of where we're going. You know we're going to follow them and their lead and so just to let you all know that the council is behind this committee and they respect you know the decisions that come out from here. So you know I feel really good about that. I think we've got a good relationship with the council and so it was it was nice to hear that. I just wanted to pass that along to you all. Other than that everybody gonna be here April 4th in the sunshine and the beautiful warm weather? [Off mic]. [Laughter].

Linda Wright: Spring and hopefully be here.

Bill Turnure: Anything else?

Will Moore: Nothing from me.

Bill Turnure: OK. All right. Is there a motion? So moved. [Laughter].