



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



**Thursday, September 7, 2023  
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, September 7, 2023, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Town Clerk North called the roll.

**PRESENT:** Tim Clites, Chair  
Punkin Lee, Vice Chair  
William Anderson  
Virginia Jenkins  
Linda Wright  
Cindy C. Pearson, Council Representative

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

**ABSENT:** Margaret Littleton (excused)

**Approval of Minutes**

*Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the August 3, 2023 Regular Meeting Minutes as submitted.*

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

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**Old Business**

**COA-RS 23-02:** Revisions to Approved COA-RS 27-10 – 800 Old Saddle Drive (Lot 49)

Deputy Town Manager Moore reminded the Committee that the previous approval was for stucco as the primary cladding on the house and advised that the applicant was seeking a revision to allow for stucco cladding on the west wing, board & batten siding for the center, and stone cladding on the east wing. He reminded the members that they previously held a discussion on the appropriateness of having multiple cladding materials on a house, and while they felt that no more than two was appropriate, they also discussed a lime washing of the stone as opposed to stuccoing over it. Mr. Moore further noted that the applicant did a sample of the lime wash, based on three different gradations. He questioned whether the Committee felt the lime washing of the stone was acceptable.

Gretchen Yahn, the applicant, advised that stucco was applied at three different levels – 25%, 50%, and 100%, as reflected from left to right in the photographs. In response to an inquiry from the Committee, she advised that all the cladding materials were in the Revere Pewter color. In response to a comment from the Committee, she advised that the lime wash samples were applied to the rear of the house.

The Committee held some discussion as to which lime wash sample was preferable.

In response to an inquiry from the Committee, Deputy Town Manager Moore advised that the stone was not in conflict with the Residences at Salamander Guidelines. He reminded the members that the guidelines did not speak to having a combination of materials. Mr. Moore noted that the Committee could approve the stone as it was or with a lime wash and advised that neither would be in conflict with the guidelines.

The Committee continued their discussion of the lime wash application.

Ms. Yahn noted that the lime wash could be applied below 25%, with more hand rubbing. She noted that this way, more could be added if desired.

The Committee expressed a desire to see less stone and for more consistent color. They suggested it be more transparent and noted that more could be added as needed.

Ms. Yahn volunteered to do a light application of the lime wash over all the stone cladding next week so the Committee members could view it before their next meeting. She noted that she could layer more on it if necessary.

*Chair Clites moved, seconded by Committee Member Wright, that the Historic District Review Committee table COA-RS 23-02, based on the conversation and feedback from the applicant, until next month.*

Ms. Yahn clarified that she intended to do a light lime wash of the entire stone cladding.

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

No – N/A

Abstain – N/A

Absent – Committee Member Littleton

(Chair Clites only votes in the case of a tie.)

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### **New Business**

#### **COA 23-23: Installation of New Pasture Fence & Gates – 300 E. Washington Street**

Planning & Project Associate LaClare reported that the applicant was proposing to replace the existing fence and gates on the north and eastern sides, but not in the rear. She noted that this was a corner lot and advised that the fence would be installed in keeping with VDOT’s clearance standards so it would not create a visual impairment.

Bonnie Burns appeared before the Committee representing the applicant. She explained that the current fence was difficult to maintain, as the paint would not adhere to the wood. Ms. Burns opined that what was proposed was in keeping with other fences around town. In response to inquiries from the Committee, she advised that the fence would be white and would not include a top flat board.

The Committee agreed they liked the fence as proposed.

*Vice Chair Lee moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 23-23, a request of Bonie Burns for the installation of a new pasture fence and gates at 300 East Washington Street as presented.*

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

No – N/A

Abstain – N/A

Absent – Committee Member Littleton

(Chair Clites only votes in the case of a tie.)

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COA-RS 23-07: New Single-Family Dwelling – 610 Martingale Ridge Drive

Deputy Town Manager Moore reminded the Committee that they previously approved an application for a spec house; however, the lot was sold prior to its construction. He advised that a new application was being proposed, based on the same model, with the house sitting similarly on the lot; however, the lot would be graded differently to allow for a walk-out condition on the east side. He advised that a different cladding material was also being proposed.

Gretchen Yahn, the applicant, advised that the proposal was for a Hunt Box style home, with shingle cladding and a stucco water table. She noted that her client wanted board & batten siding in the gable ends on the left and right elevations. Ms. Yahn advised that the water table would be stucco in the rear and the retaining walls would be stucco. In response to an inquiry from the Committee, she advised that the front water table would be stone. In response to an inquiry from the Committee as to why board & batten siding would not be used on the gable end in the rear, she explained that it did not look right.

Committee Member Anderson opined that the window in the rear gable was larger than the rest. He suggested an eyebrow window would create more interest and work with the cottage look of the house.

Ms. Yahn confirmed the window was the same size as the dormer window. In response to an inquiry from the Committee as to the details around the windows, she reported that they would be the same as for the board & batten siding. Ms. Yahn advised that the shutter details were driven by The Vineyards or The Stables design. She noted that the rake would be similar to the one in the board & batten detail. Ms. Yahn reported that for the column detail, she went with the one in the siding and stone detail, which was more of a cottage style. She noted, however, that she would have no problem if the Committee preferred the one in the board & batten detail. In response to a suggestion from the Committee related to the proportion of the door with the transom to the windows, Ms. Yahn advised that the reason it was wider was it was a slider door. She explained that the client wanted it to be as large as possible since it was located in the great room. In response to inquiries from the Committee as to the lighting for the walk-out area, Ms. Yahn advised that there would be two lights like those on the front; however, they would be subordinate in size. She advised that the house would be Brutal White in color, with Kendall Charcoal shutters. Ms. Yahn further advised that the shingles would be in a smooth finish.

*Committee Member Jenkins moved, seconded by Vice Chair Lee, that the Historic District Review Committee approval COA-RS 23-07, a request of Gretchen Yahn for a new single-family dwelling at 610 Martingale Ridge Drive, as specified on the plans, including the sconces on both the walk-out doors.*

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

No – N/A

Abstain – N/A

Absent – Committee Member Littleton

(Chair Clites only votes in the case of a tie.)

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In response to an inquiry from the Committee, Ms. Yahn advised that they had sold twelve homes and had three more under contract.

COA 23-25: Outdoor Dining Furnishings, Safety Fence & Lattice Surround – CDMX Bar & Grill –  
16 East Washington Street

Deputy Town Manager Moore advised the Committee that the applicant wanted to get their outdoor dining operations started as soon as possible and implemented the improvements prior to their approval. He reminded the Committee that they should review the application as if it had not been implemented. Mr. Moore reported that what was proposed was four black metal tables, with chairs; black metal stanchions to delineate the outdoor dining area to meet ABC regulations; a pressure treated wood safety fence, which the Committee previously suggested be painted black; a white lattice surround around the mechanical unit; and umbrellas. He reminded the Committee that the Historic District Guidelines did not address outdoor dining furnishings and noted that Planning & Project Associate LaClare was working on some draft guidelines for the Committee’s consideration in the future.

The Committee suggested the guidelines update also include lighting for the outdoor furnishings.

Belen Ayala, the applicant, noted the color of the umbrellas (orange). She advised that lights were also added and asked for their approval.

Deputy Town Manager Moore noted that he would discuss the lights with the applicant and advised that they needed to comply with the Town’s outdoor lighting ordinance. He noted that the lights would be brought before the Committee at a later date.

The Committee agreed they liked the color of the umbrellas and noted that they brightened up that end of town and made it more inviting. They held some discussion on the proposed color of the lattice surround and suggested it be painted the color of the building so it would disappear into the background. They noted that they would have preferred the fence to be black metal, as opposed to pressure treated wood, as it would have been more appropriate. They expressed a desire to see more greenery.

Maria Ayala, the applicant’s daughter, requested clarification with regard to the lattice surround. The Committee explained that their recommendation was that it be painted the same color as the building.

Belen Ayala noted the need for approval to hide the trash cans. Deputy Town Manager Moore advised that this did not need to come before the Committee, as they could not be seen from public view.

*Committee Member Anderson moved, seconded by Chair Clites, that a request of CDMX Bar & Grill for outdoor dining furnishings, safety fence and lattice surround at 16 East Washington Street be approved with the following conditions: the lattice be painted inside and out to match the color of the building; and the pressure treated wood fence or railing in the front of the building be painted flat black.*

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

No – N/A

Abstain – N/A

Absent – Committee Member Littleton

(Chair Clites only votes in the case of a tie.)

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Belen Ayala noted that she would return in the future with a request for different color umbrellas.

## **Discussion Items**

Chair Clites recused himself as he had a conflict of interest regarding the next agenda item. Vice Chair Lee assumed the Chair.

### **Proposed Revisions to Approved East Wall Design – 408 E. Washington Street**

Deputy Town Manager Moore advised that there was no staff report for this item, as it was a late addition to the agenda. He explained that changes were being proposed to a previously approved application.

Tim Clites, the architect, appeared before the Committee representing the Hersch's. He distributed copies of drawings that depicted the proposed addition as approved and with the changes he was proposing. Mr. Clites explained that as opposed to a single window, the Hirsch's would like to add side lights beside the large door. He advised that he would bring forth an application next month when he returned with the paint colors and light fixtures. Mr. Clites explained that he wanted to get the Committee's input before submitting an application.

The Committee agreed they liked the symmetry of what was being proposed and opined that it looked better than the previous design.

Mrs. Hirsch advised that while she wanted a larger window, the larger door was nicer.

In response to an inquiry from the Committee, Mr. Clites advised that the pilaster limited how far the glass could go toward the patio. He reiterated that he would return with an application next month on this, as well as the other outstanding items. Mr. Clites reported that the proposed color would be Soft White and that he would return with a proposed light fixture.

Chair Clites resumed the Chair.

## **Information Items**

### **Joint Architectural Review Board (JARB) Awards Ceremony**

Planning & Project Associate LaClare advised the Committee that Chair Clites agreed to serve as the emcee of the awards ceremony again this year and that Middleburg would help sponsor the event. She expressed hope that the Committee Members would be able to attend and noted that a number of Council members planned to be there.

### **Lighting for the Residents at Salamander**

Committee Member Jenkins raised concerns about the brightness of the lights at the peaks of the roofs on the houses. She acknowledged that the Committee approved them; however, she opined that there would be too much light once all the houses were built.

In response to comments from the Committee, Deputy Town Manager Moore advised that there was no prohibition on seeing the light bulbs. He reminded the Committee that the lights must be hooded and shielded, and the light needed to reflect downward. Mr. Moore noted that the fixtures needed to be considered from eye level and advised that the ones that were installed were installed up high. He reported that the light from the fixtures did not trespass and that the fixtures were compliant with the Town Code. In response to a question from the Committee as to what would happen when all the houses were built, Mr. Moore reminded the members that the streetlights were not yet installed, which may be why the lights were being left on at the houses. He noted that it was up to the homeowners as to whether they would be left on at night.

The Committee acknowledged that there were no street trees at the moment to help shield the light.

Chair Clites suggested the members drive through the subdivision after dark. He further suggested that if the Committee had issues with the light fixture, they could discuss this with the applicant. Mr. Clites noted it may be possible to limit the lumens for each light and suggested this was something that should be addressed before the entire neighborhood was complete.

In response to an inquiry from the Committee, Deputy Town Manager Moore advised that there was no prohibition against the installation of a 1,000-watt bulb.

In response to a comment from the Committee about the brightness of LED light bulbs, Chair Clites noted that the newer versions came in different colors, including one that replicated the light of an old incandescent bulb. He suggested the guidelines be updated to address the Kelvin of a light bulb.

Deputy Town Manager Moore reminded Council that the Historic District Guidelines only applied to the Historic District. He opined that Kelvins were not mentioned in the outdoor lighting ordinance. Mr. Moore advised that unless it was addressed in the Residences at Salamander Guidelines, it could not be applied to the subdivision. He noted that the streetlights would contain LED bulbs.

In response to a comment from the Committee, Deputy Town Manager Moore reported that the lit house numbers at the Residences at Salamander were in violation of the Town's outdoor lighting ordinance and noted that this was being addressed.

Chair Clites suggested he discuss the concern about the brightness of the lights with the applicant. The Committee noted that the lights affected the residents on Stonewall Avenue.

In response to an inquiry from the Committee, Deputy Town Manager Moore opined that the subdivision's streetlights would likely be installed this Fall, as they must be in in order for the houses to be granted their permanent certificates of occupancy.

### **Quorum – October Meeting**

Committee Member Anderson advised that he may not be available to attend the October 5<sup>th</sup> meeting. Chair Clites advised that he was not available to attend. After some discussion, it was agreed the Committee would seek a new meeting date. Planning & Project Associate LaClare advised the Committee that she would send an email out in the morning with some alternative dates for consideration.

There being no further business, the meeting was adjourned at 7:00 p.m.

RESPECTFULLY SUBMITTED:

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Rhonda S. North, MMC, Town Clerk

## HDRC Meeting Transcript – September 8, 2023

(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](http://www.middleburgva.gov))

**Rhonda North:** We're good.

**Tim Clites:** All right. Thank you. We'll bring this meeting to order. The Middleburg Historic District Review Committee's meeting for Thursday, September the 7th, 2023. The first order of business is a roll call.

**Rhonda North:** Chair Clites.

**Tim Clites:** Present.

**Rhonda North:** Vice Chair Lee.

**Punkin Lee:** Here.

**Rhonda North:** Committee Member Anderson.

**Bill Anderson:** Here.

**Rhonda North:** Committee Member Jenkins.

**Virginia Jenkins:** Here.

**Rhonda North:** Committee Member Littleton is absent. Committee Member Wright.

**Linda Wright:** Here.

**Rhonda North:** Council Member Pearson.

**Cindy Pearson:** Here.

**Tim Clites:** Thank you. And just a reminder to keep the mics on and try to speak into them so that the recorder and the person taking our notes can do a better job. We'll pause for any public comments. If anybody's here that's not on the agenda or would like to speak on something, if you're on the agenda, we'll go over you when we get to your agenda item. All right. Recognize all those faces. So next order of business is approval of the minutes from our August 3rd meeting. Are there any comments or clarifications? Seeing none. I move we approve as submitted.

**Punkin Lee:** Second.

**Tim Clites:** All those in favor?

**All of Committee:** Aye.

**Tim Clites:** Any opposed? Any abstain?

**Bill Anderson:** Abstain.

**Tim Clites:** Motion passes. Thank you. Action item old business. I believe there is none. Is that right? It says there's none. I know, yeah. So, we're on to new business. I'm looking at [multiple speakers] the one that's up on my screen says.

**Rhonda North:** Oh.

**Tim Clites:** Oh. And oh. [laughter]

**Rhonda North:** That's what I opened for everybody. [off mic]

**Tim Clites:** That's all right. We'll pause for just a second. I believe there was a revised agenda sent out.

**Rhonda North:** Give me a minute here.

**Tim Clites:** There was it was revised and revised again. Now, this is the current one.

**Will Moore:** Is it loaded onto the website Rhonda? [off mic]

**Rhonda North:** I'm getting there. I'm going.

**Tim Clites:** I think you're looking at the current.

**Punkin Lee:** I thought that was good.

**Tim Clites:** I don't know. Yeah. I don't know. Let's see what.

**Tim Clites:** New Business. They're going to be late.

**Bill Anderson:** Old business.

**Tim Clites:** Information item. So, we do have an old business item. [multiple speakers] Yes. But we'll pause for just a minute so Rhonda can update the website.

**Bill Anderson:** Oh, you do? Okay.

**Rhonda North:** Do you have Civic Plus on yours? Because my bookmark seems to have disappeared. [off mic]

**Tim Clites:** So, I don't know if these things look at the website or if they look at some kind of an intranet. Yeah, ours are all same thing, which is not bad.

**Bill Anderson:** Is this the one with the stone? Yeah. Okay.

**Tim Clites:** And then there's a few changes to the discussion item pre-application.

**Rhonda North:** They don't have access to Granicus.

**Bill Anderson:** What's the issue with the stone? I mean, I see three.

**Rhonda North:** Soon as he has it up. I'll refresh. [multiple speakers]

**Bill Anderson:** Three images that aren't very different.



**Rhonda North:** If you want to start that one.

**Bill Anderson:** On the stone. [multiple speakers]

**Rhonda North:** We'll meet in the middle. Ah, yeah. Yeah.

**Tim Clites:** I didn't. I didn't. I have not looked at it in person, so I didn't.

**Bill Anderson:** No, I didn't look at it in person. It's on the excuse me, I guess I got it on the Internet.

**Punkin Lee:** This has the old one.

**Estee LaClare:** Refresh.

**Bill Anderson:** Thank you.

**Estee LaClare:** You're welcome. We're going to close this out. And then we're going to.

**Tim Clites:** Okay, I got it.

**Estee LaClare:** I got.

**Tim Clites:** That was easy. Well, easy for us.

**Rhonda North:** Thank goodness for the refresh button.

**Estee LaClare:** [inaudible]. I think Danny has one of those. Okay.

**Will Moore:** Old.

**Estee LaClare:** Yep. Very good. And you got it.

**Bill Anderson:** Old business. Yeah.

**Estee LaClare:** Yeah. Okay.

**Punkin Lee:** Thank you.

**Estee LaClare:** You're welcome.

**Will Moore:** Sorry about that.

**Tim Clites:** It's quite all right. Thank you for the update. For any, now, is that also on the website now Rhonda? Is that what you just did?

**Rhonda North:** Yes.

**Tim Clites:** Okay. So, for anybody. [multiple speakers]

**Rhonda North:** Is the website.

**Tim Clites:** Thank you. For anybody that might be listening remotely. The agenda would say in red revised and then agenda at the top of the list. And the revised agenda includes an action item for old

business, which is COA RS23-02 request of Gretchen Yahn for revisions to approved COA RS22-10 at 800 Old Saddle Drive Middleburg Residences, Lot 49. And Mr. Moore.

**Will Moore:** Thank you, Mr. Chairman. So, you'll recall that originally when this was approved, it was going to be stucco as the primary cladding on the entire structure. There was a revision in the field. So, stucco was applied to the left or the West Wing of the building. The center primary volume was clad in Board and Batten, and then this smaller volume on the east side was done in stone. So [background noise] of a couple of months ago to try to formalize those revisions. There was a lot of discussion as to whether it was appropriate to have multiple different combinations of primary cladding. A number of or at least there was some discussion some committee members felt that no more than two were appropriate. But there was also discussion about potentially doing a lime wash on the stone as opposed to stuccoing it over. For example, then get me down to only two primary cladding materials. So as of the last meeting, Gretchen offered to do a sample of the lime wash on the stone for you to look at. So that's included in the pictures here. She has three different gradations she's applied to the stone, and this is back for additional deliberation as to whether retaining the stone, but applying a lime wash to it would be an acceptable solution.

**Tim Clites:** Okay. Thank you. And just a reminder, so we don't speak over each other into the mic to also make it easy. We'll go around the room after, but I want to give Gretchen a chance to give us any updates on her end before we go into our discussion.

**Gretchen Yahn:** Basically, what we did is we in terms of the Lime defect, this is stucco applied at different levels on the existing substrate. So, to that effect, we kind of went what I would say the lightest application to then a little bit heavier application to an even heavier application, which you can see a little bit more in the side. I tried to take an angle shot in the early morning sun. I took it head on because I think the head on does show you it doesn't show a lot of delineation between the 25 and the 50, but it shows a good amount of delineation to the 100%. And then from the side, you can see the subtle delineation between the 25 and the 50 in terms of, I think what will ultimately happen, because he chose a place that has a good amount of some clefting in it. My point being between the 25 and the 50 is that you'd probably see less undulations on some things because kind of what he chose. The biggest differentiation between the 25 and the 50 I think is going to be in and out ness versus kind of just a very heavy kind of effect that almost looks painted in the last one. So that would be what I would say. You would see kind of more of a less in and out with the 50 to 25, but still see a little bit of that kind of more sandy effect than you would in a very kind of heavy applied effect, almost like it was painted.

**Tim Clites:** All right. Thank you for that clarification. That helps. Helps me at least. Before we go around the room, Bill, I know you weren't here for a meeting or two. Do you have any questions about this that one of us could answer just to get you up to speed before we start at the other end of the room? But I just I will pause.

**Bill Anderson:** I guess I am. Look, I drove out there to see if I could find it, but I kind of ran out of time. And I don't have the elevations in front of me to recall what the actual color of the home will be. I think the only comment I would have would be based on the color of the other portions of the house. Does this make any difference to me right now? I don't have any really comment on these these washes in any way unless I saw the color of the house and the plan in front of me.

**Tim Clites:** Yeah.

**Gretchen Yahn:** Can I clarify for a moment that it is the same color that the stucco is? So, everything is Revere Pewter, so there's no differentiation of another color. Just FYI.

**Bill Anderson:** My thought is that this regular stone would be more of a contrast to that than the whitewash would be. And I think that's a good thing.

**Tim Clites:** Okay. All right, Well, then why don't we just head that direction since we started? Thank you, Bill. Punkin.

**Punkin Lee:** Oh, I don't have anything right now. Thank you, I think.

**Bill Anderson:** Is that it?

**Punkin Lee:** Yeah, Yeah.

**Bill Anderson:** Yeah, yeah. Yes.

**Tim Clites:** Thank you, Punkin.

**Bill Anderson:** Yes, I actually got out and looked at it, but.

**Tim Clites:** Linda.

**Linda Wright:** Yeah, it's a tough one. I think the one to the right is that the 25%?

**Gretchen Yahn:** The one to the right has the lightest. [multiple speakers] 20, it goes if you look from left to right, it goes 25, 50, 100.

**Linda Wright:** Okay. Yeah. God, it's just hard to tell. I think you get more texture in the center one, if we're trying to get more texture rather than everything looking so much the same. I think if we go to the one to the far right, almost looks like paint. So, it would look too much the same, I think. I would sort of tend towards the center one.

**Tim Clites:** Thank you. We'll come back if you have more comments. Virginia.

**Virginia Jenkins:** Which wall did you put this? Because I just drove out there and.

**Gretchen Yahn:** Yeah, I put it on the back, so which I put in the email to Will we put it on the back side? Only because that's where the morning sun shows. That was the best place for me to get [multiple speakers].

**Virginia Jenkins:** Okay, because I drove out there and I'm going, have I missed something?

**Gretchen Yahn:** Yeah, it really hit it. So, I was like, do it on the back because that morning sun just glares right at it.

**Virginia Jenkins:** Okay. I don't like the one on the right, the 100%. I think that's too much. I to me less is more. So, the other two either one of them would be fine. I don't know for some reason I thought it was going to be a lighter wash. Not as heavy wash.

**Gretchen Yahn:** Can I speak to that for a second?

**Virginia Jenkins:** You may.

**Gretchen Yahn:** I went to this kind of what I would call more of a monochromatic-y wash versus kind of what was in that picture just because I was trying to depict liming that was in the conversation of the picture that I put for the Chronicle of the Horse, because I do agree with you that it does look a little splotchy. So, to me, I think the question becomes more of, you know, we're bringing in assimilation of all

the colors together. So now it just becomes one of if you guys want to kind of textural look like it was kind of stone that like we have around here. But that's why I chose to go a little more monochromatic as opposed to rubbing it in places and kind of creating that faux ish effect that I feel is over at the Chronicle of the Horse.

**Virginia Jenkins:** But there's is a heavier, very heavy to me.

**Gretchen Yahn:** Yeah, I agree. But I agree with you also. I think the other one, the one at the end looks like it's painted. So, if we go to an all-stucco effect on top of it all I'm going to be doing is layering. It's just going to be a smooth stucco effect. That'll be it.

**Virginia Jenkins:** I just well, for me, I just assumed and it's the wrong thing to do, that it would be a lighter wash or less opaque wash.

**Gretchen Yahn:** Okay.

**Virginia Jenkins:** Maybe it's a better way of putting it. So, you would get the stone idea through it. But it would just give it a little more cohesiveness.

**Tim Clites:** Thank you. Cindy.

**Cindy Pearson:** Okay. I'm looking at the application and the whatever I'm looking at here. Down at the bottom, it says, and please correct me if I am not interpreting this right. While stone cladding was not an option discussed by the applicant during early design review meetings, the RS guidelines do list stone in section 4.1.8 pertaining to materials page 21 and do not specifically limit its use to foundation in chimneys. So, is that saying that that stone plane up like it is now today is acceptable? Could be?

**Will Moore:** Well, it would definitely not be in conflict with the guidelines. The guidelines are just that. Guidelines, correct. They don't speak to various combinations of materials, which I think is more the discussion point. So. Yeah, but you are correct. There would be no if this were approved as is or if it were approved with some sort of wash applied to the stone. Either way, that would not be in conflict with the guidelines.

**Cindy Pearson:** Okay. That's the only question I have. Thank you. [off mic] Yeah.

**Bill Anderson:** Sorry. I'm not familiar when it came through the last time. Is this a buyer driven request or your request to do this or the board?

**Tim Clites:** So, as I understand it, it was not the board for sure. And it was an owner developer driven decision.

**Bill Anderson:** Okay.

**Tim Clites:** That then came to us after it was completed and we started with the discussion at the kind of most basic level, which is we approved a house in one material, and we now have a house in three materials. And one of my personal I wouldn't call it a hang up, but personal clarification is I find it often awkward to have something like stone, which is the most substantial material that we generally see in a building on the least significant part of a home. It just seems awkward to me. And then to have the center a Board and Batten, which again, there's no absolute, but to me, when I think about the historic use of materials, the board and batten is the simplest, perhaps the most modest at the center and then stucco on the other wing. And so just to recap my first reaction to the submission, it was that before I realized it was built, I just looked at the drawings and I thought, well, this just seems too busy. And then we had a number of discussions about options, right? And one option is to go back to just it was approved stucco,

make it stucco. I think we've all come to the conclusion that's not necessary, that blending materials is nice. And we've looked at some other applications that are doing that. So, the question is at we're supposed to review this as if it were not built and we're supposed to be. That's the frame of reference that we're supposed to. So, then we got into a whole bunch of other discussions having to do with like, well, we hadn't looked at any buildings with stone on it and I won't go down that path except to say that we did then approve a building with stone on it actually looked quite nice. It's one of the other models and in that discussion, we also discussed the possibility that stone is a cladding material could be stone or it could be stone with a whitewash or a lime wash. Like all of those things seemed well within the guidelines as they were generally presented. And so, I think what we're left with for this specific application is kind of a simple question, which is maybe has 1 or 2 parts to it. And the first one is, is it okay to leave the stone? And if we're leaving the stone, would we like or prefer it to be washed in some way to more closely blend it with the color of the rest of the elevation, which is generally happening in the other buildings, even when there's mixed materials. Right? It's not like one cladding and another cladding get a different color of the trim. But so that's kind of one question. Or do we not prefer the stone at all. And the option that we seem to agree on was that like the fallback would be making it stucco so that you would have the center block is board and batten, and the two wings would be stucco. And part of that process was, well, it's built, let's go look at samples of lime washing that goes from light to and I like the fact that we actually see three samples. So, it's like light to more opaque, almost like stucco or layers and layers of lime wash that became a color. And I think that's what this denotes. So. Does that help?

**Bill Anderson:** Yes, very much so. Thank you.

**Tim Clites:** And I think for me, I'll just say these mockups help a lot just to kind of think through both the and I think it's also maybe I'll just acknowledge one other thing that we should be making the decision for this application, for this application. It's different if if you want to do a whole stone house, we may say, you know what we actually like. If this application, we want it more or less opaque, we fully could feel different if it were a whole stone house. So, I don't think we should feel like we're setting any kind of a precedent. I think what we're trying to do is resolve what we see as a as a slight inconsistency that we think could be improved on.

**Gretchen Yahn:** Can I speak to one thing?

**Tim Clites:** Sure.

**Gretchen Yahn:** Virginia, I can go even a little less than the 25% as well. That just what they would do then is I hate this is a trite term, but water down the mix and then there's more hand rubbing that goes into it, which is fine. And I can do that as well if there's a desire to have and let me put it this way, the great part about doing that is you can always add to it if you wanted it to go more. [laughter] So like it would be a game time decision, you know, next month you went out and we did the whole thing and that and you said, you know, we'd like to just go a little bit more on top of it. I always go when I lime to the lesser spectrum and I always add too, okay, so just that's an option as well. And speaking to your comment as well.

**Tim Clites:** And so, and sorry. Thank you, Gretchen. I meant to go back to that because like if you were just asking my opinion in the abstract, I would say that generally, you know, the stone that you see, some of the stone through the lime wash is a really nice soft look. And this particular situation where we have so much of that color. I'm speaking for myself. I would opt for something that made it more consistent because that's the thing that jumps out at me when I drive by the house that there's this very consistent color palette for the house and then there's stone. So, in this particular case, I would say less stone, more of the consistent color. You're going to get a lot of variety in the shadow and the texture. And then when we look at a whole stone house, I think we can have the discussion again about do we potentially want to see more or less of the actual stone coming through that finish? All right. With that, I promise I'll be quiet. I'll give everyone else a chance. Any other comments, Bill?

**Bill Anderson:** No, no. I think you make a good point there. And I like the idea of more translucent if you do it, to more translucent more transparent actually of a wash.

**Tim Clites:** Punkin.

**Punkin Lee:** I would say the same. Start with lighter and go from there. It gives you the texture, but doesn't look quite so much painty.

**Linda Wright:** I would agree with that. I think start lighter and like you said, you can always add more.

**Tim Clites:** Okay. Thank you, Linda. All right. Everybody's nodding. So, let's have a motion. And I don't know, this is a slightly unique thing, Mr. Moore. A motion to allow for a light wash to be then reviewed in person by the committee for final approval. Is that even such a thing? [laughter] I don't know that we've done that exact thing before, but I.

**Will Moore:** Honestly, I would just table the application and we'll just keep it open just as we did this.

**Tim Clites:** Okay. Until we can see that light wash. Does that work for you Gretchen?

**Gretchen Yahn:** That's fine. I will do is we will do it next week and I will email Will and then that will give you a couple of weeks to kind of look at it because we are going to be working towards their [inaudible], okay, probably the middle of October. So that will work fine in the context. And if we want to add it, it may even be a little game time decision before the meeting that we go over there and you say, Hey, I'd rather have a little hand rubbing here. I'm totally open to that, but I'll do it next week, email Will and then we can discuss whatever if you want to meet beforehand, that would be great.

**Tim Clites:** Okay. And then just so I can clarify, are we saying go ahead and do the whole thing in this light wash so we can see the whole building? Is that what we're understanding? Go ahead and do the whole thing.

**Gretchen Yahn:** That's my understanding. Yeah, because at the end of the day I layer and layer and layer, that's the way to do it anyway.

**Tim Clites:** Understand. So, I just want to make sure we're. Yeah, we're recommending.

**Bill Anderson:** It's a wash light wash and a rub, right?

**Gretchen Yahn:** Yeah.

**Bill Anderson:** And a rub. Okay, good.

**Tim Clites:** All right. Okay. And so, with that, we will. I'm sorry, What are we officially doing? We are tabling it. Okay, so I make a motion based on the conversation and feedback from the applicant that we table the application until next month.

**Gretchen Yahn:** With the predication that I'm going to do the whole thing?

**Tim Clites:** Yeah, I think so. I just want to make sure that we're all in agreement.

**Gretchen Yahn:** Yeah. Okay. All right.

**Tim Clites:** Awesome.

**Gretchen Yahn:** Thank you.

**Tim Clites:** Thanks, Gretchen.

**Gretchen Yahn:** Not a problem.

**Tim Clites:** We have a second?

**Linda Wright:** Second?

**Tim Clites:** All those in favor?

**All of Committee:** Aye.

**Tim Clites:** Any opposed? Any abstain. Thank you. All right, now we have a new business item. COA 2323 request of Bonnie Burns for installation of a new pasture fence and gate at 300 East Washington Street. Thank you, Estee, for changing seats so I don't mess this up. Estee.

**Estee LaClare:** Yes, thank you. Chair Clites. So essentially the property is right there on Washington. You all know that beautiful property and they're going to be taking down that fence and replacing it with a for pasture along with the gates. And due to the fact that it is a corner lot, they are keeping it the clearance within the VDOT standard, which will allow for the visibility not to be impaired. They are going to maintain the back portion of the fence that will not be visible from the road and will not be changing that portion of the fence. Just the three.

**Bonnie Burns:** The east portion.

**Estee LaClare:** East portion of the fence.

**Bonnie Burns:** The north portion will get changed.

**Estee LaClare:** Yes. [off mic] So the furthest east that's backing up to the townhouses over there.

**Tim Clites:** Yes. Thank you. And I believe we have someone on behalf of the applicant. So, for the record, state your name and say hello.

**Bonnie Burns:** Bonnie Burns.

**Tim Clites:** Hi, Bonnie.

**Bonnie Burns:** I am here for Chad [inaudible].

**Tim Clites:** So, thank you for coming tonight. Anything you would like to add to what I call Estee? Estee, I should call her Miss LaClare. Right? [laughter] Yes. Anything you would like to add or?

**Bonnie Burns:** It just seems that one of the drivers is that this has been a really difficult picket fence to maintain. It's been there since the owner has purchased it and he has to tent the entire fence every time it's painted. And for some reason the wood isn't adhering. So, he would have to replace it with anything, but he would prefer to replace it with something that didn't need tenting to and spraying. So, and feeling that the past fence is in keeping with those around town here. So.

**Tim Clites:** Thank you. Cindy.

**Cindy Pearson:** Thank you. I don't have any questions. Thank you.

**Tim Clites:** I didn't want to catch you off guard.

**Virginia Jenkins:** Which fence is it though?

**Tim Clites:** Look on the. Yeah, look on the drawings. If you. So, while you're flipping through, go to the next page and you'll see that's the fence design. [inaudible]

**Virginia Jenkins:** Oh, I didn't open it far enough.

**Tim Clites:** Oh, okay. Little drawing of a partial fence. And then there's some photos of other. Yep. Virginia.

**Virginia Jenkins:** What?

**Tim Clites:** Any comments?

**Virginia Jenkins:** No. Now that I know which fence it is, it looks fine to me.

**Tim Clites:** Awesome.

**Virginia Jenkins:** It'll keep the dogs in, right?

**Linda Wright:** If I miss it, is it black or white?

**Bonnie Burns:** It's white. It will be white. But I gave you as many examples as I could find around town. [laughter]

**Tim Clites:** Yeah.

**Virginia Jenkins:** No, I'm fine with that.

**Tim Clites:** I see the pictures. Yeah. Thank you, Linda. Punkin.

**Punkin Lee:** I think it looks nice. I just wanted to clarify the picture from 9 Chin Lane on the sheet has a top flat board, but you're not using that. You're going to go with a regular just four flat planks.

**Punkin Lee:** Right? Just for clarification, since that picture was on there, it's going to be nice and nice improvement.

**Tim Clites:** Thank you. Bill.

**Bill Anderson:** I'm fine with it. Meets the requirements. The regulations excuse me.

**Tim Clites:** Thank you, Bill. I don't have anything to add. I will add that the submission that you put together is very nice, well-organized, includes our guidelines. I think that's the first time we've seen someone do that. So, thank you. We'll have to when someone says, How do we do this, you did that. [laughter] Well, I'm going to give her credit anyway. Thank you. Thank you for adding that. That was great. In the digital copy that we have, there's a copy of the fence portion of our guidelines highlighted.

**Bonnie Burns:** That was me. This part.



**Tim Clites:** Yeah. And then there's another little piece before that that you don't.

**Bonnie Burns:** Oh, okay.

**Tim Clites:** Yeah, but your documents were very nicely prepared.

**Bonnie Burns:** I went through yours exactly as you had it written so. Yeah.

**Tim Clites:** Well, thank you. It did not go unnoticed. So, we appreciate it.

**Bonnie Burns:** But I'll note that for next time. [laughter]

**Tim Clites:** All right. Any further comments or I'll entertain a motion.

**Punkin Lee:** I move, we approve COA 23-23 Request of Bonnie Burns for the installation of a new pasture fence and gates at 300 East Washington Street as presented.

**Linda Wright:** Second.

**Tim Clites:** All those in favor?

**All of Committee:** Aye.

**Tim Clites:** Any opposed? Any abstain. Motion passes. Thank you, Bonnie.

**Bonnie Burns:** Thank you. It's been a pleasure.

**Tim Clites:** I see what happens. Will and Estee get their exercise by doing this. I didn't pick up on that till just now. All right. COA RS 23-07 request of Gretchen Yahn for a new single-family dwelling at 610 Martingale Ridge Drive Middleburg Residences. Lot 14 and I'll turn it over to Will.

**Will Moore:** Thank you. As I noted in my memo, you previously approved a appropriateness for this lot at that time the developer was going to build it as a spec home, but before they got started on it. They have since sold to [off mic] Oh, so. Coming back with some revisions. It's treated as a new application. It's the same model home. It's situated similarly on the lot. But to grade it a little different than the previous approval, did not have a walkout condition on the east side. So, this will have exposed wall and walk out condition onto the patio on the east side. So, but so I think different materials different things incorporated here. So, you're reviewing it as if it were [off mic].

**Tim Clites:** Thank you. And before we go into our discussion, I'll pause and let Gretchen add anything that.

**Gretchen Yahn:** So, this is our Hunt Box model. This one would be the first one to utilize a shingle application on the outside with a stucco water table. This particular client. And this starts to get into this material issue again. Does want to have a board and batten or has requested a board and batten in the gable ends. So hence you see the two. So, if you look at the left and the right elevations, it has board and batten in the gable ends, but the rear gable does not. Kind of given that kind of Littleton type of effect. So, I did want to point that out with regards to the differentiation of the materials and being stucco on the walkout water table to the rear, which is being kind of a consistent thing we've been doing with regards to the front porches being the stone and then moving on into some water tables that are stucco, this case being a walkout style. So, our retaining walls that we have here to allow for the walkout would also be in the stucco, which is very consistent with across the street being in stucco as well.

**Tim Clites:** Thank you. Cindy, do you want to start? Thank you.

**Cindy Pearson:** So, on the front elevation, you did say that stone there on the bottom?

**Gretchen Yahn:** That is correct.

**Cindy Pearson:** So, there's four then different.

**Gretchen Yahn:** And to that point, we've had in other applications, stone water table to the front, then moving into stucco on the side and then maybe having siding. So, with I think this is more of a less a question of quantity and more a question of where it has been put in place, so to speak. I did want to bring it up.

**Cindy Pearson:** Okay. I don't have any more questions right now.

**Tim Clites:** Thank you. Virginia.

**Virginia Jenkins:** I don't have any questions. Well, no, I don't have any questions.

**Tim Clites:** Thank you. Linda.

**Linda Wright:** I don't have any questions right this minute either. I like it. I like the different textures and.

**Virginia Jenkins:** Well, it's not a whole wing as a texture.

**Linda Wright:** Right. Yeah, right. Yeah.

**Virginia Jenkins:** Separate.

**Linda Wright:** Yes.

**Virginia Jenkins:** Each wing is not separate. Yeah.

**Linda Wright:** Yes.

**Tim Clites:** Thank you, Linda. Punkin.

**Punkin Lee:** I just have one. And I know you kind of hit on it. Why the rear gable is not match the other end. You kind of. Yeah.

**Gretchen Yahn:** We wanted the look of kind of it had this roof pitch is a little more saltbox ish kind of style. Kind of more kind of a Cape Cod ish. She is from Cape Cod. Hence the shingles came in. But she also has been living in Kilmarnock and likes the kind of board and batten, you know. So, this is how it kind of came about. But the look of the board and batten in the back when we first put it in there was a little dis it just kind of didn't seem correct in the when we started putting it together, the steepness of the two side gables lent itself a little bit better for that look. Like you see that sometimes in log cabins that have been done, you'll see the log cabin and then in the gable ends, they'll have like board and batten or something. So that's it just didn't look really right. It really looked out of place.

**Punkin Lee:** It seems like a lot of materials. I mean, I understand that, [inaudible] but when you. Thank you.

**Tim Clites:** Thank you, Punkin. Bill.

**Bill Anderson:** Generally, I don't have a problem. The only comment I have is the the window in the rear gable just seems a little large to me and probably an eyebrow window might be more interesting there than a square window that's bigger than the windows on the two sides.

**Gretchen Yahn:** It is the same size. It's what we've had in the it is the same size.

**Tim Clites:** As the dormer as the shed dormer.

**Gretchen Yahn:** It's the same head height as the dormer.

**Tim Clites:** I think you were referring to the other Gable.

**Bill Anderson:** No, I was referring to the other Gables. Yes. Like I could see an eyebrow window there being very interesting and work with this type of cottage look anyway. But that's other than that I don't have any problem with it.

**Tim Clites:** Thank you Bill. I just in concept I don't have any problems. I do have a couple little questions. I just want to make sure I understand. So, when we get to the detail sheet, we have details around the windows we spend a lot of time around, like the stucco, the lap siding, the board and batten. I don't remember talking about the shingles. So. So let's just yeah, talk to us a little bit about which you've picked and why. And that way we can at least make sure that because, you know, we've historically said that elevation sheet supersedes the detail sheet, supersedes the elevations, but it's like, exactly which one are you envisioning?

**Gretchen Yahn:** So, if you start at the top row of the detail sheet being PD five, we are doing the same detail for the shingles as we had proposed and implemented on the board and batten. The reason we did that is the simplicity of the stucco was we felt a little bit too simplistic with the shingles and also the shingles had a little bit more of a cottage style, that being detail number three being more of a cottage style with that little, small head piece on it. But it wasn't as fancy as the lap siding one. So, we kind of did that little hierarchy of differentiation. Do you want me to stop there?

**Tim Clites:** No, that's good. And now I'm glad you zoomed. I didn't zoom in enough and you do have it noted as shingle. I just didn't see it. Yeah.

**Gretchen Yahn:** So that is why we chose detail three in keeping in the context of that, our shutter details are guided more by being in The Vineyards or The Stables. So, we didn't. It'll be the same if there's a shutter. In this case, there's really not a shutter, but we're still guided by the same. With respect to the rake, it would be similar to a board and batten, especially in this case, because if we do the board and batten in the gable ends, we would want to keep it at that same type of scenario. And then with regards to our column detail, what we chose is in this case to again go with the siding and the stone detail, which is the detail, the far right one. I'm sorry, I don't have my glasses. I think that says 13 A as opposed to the board and batten stucco detail just again because it had a little bit and elicited a little bit more of a cottage style that is totally opinion. If you said, hey, I'd feel better with the other it just you know and keeping it in the same context as the board and batten column. I have no problem with that. This was that literally was a coin toss.

**Tim Clites:** Yeah. Now I think that looks. Well, I'll speak since I was in the middle of speaking. I'm fine with all that. The only other question I and I apologize. I didn't go back and look at the earlier design, but this the right elevation and the left elevation have in the back half of the building have those cottage style windows, which I think are really cool. I don't remember if we saw them before and I just missed it.

**Gretchen Yahn:** No.

**Tim Clites:** No, but I like it right. Like, does everyone see what I'm referring to? The little two little windows above the one big window. But that's one sash. And it's worth kind of noting that both because it's new and because it does kind of, I think, go well with the shingle. But my question is and I'm not looking for a change necessarily, but when you go down to that rear elevation, so you're in the same room, if I understand the plan as the right elevation, the door with the transom above it, and then there's those windows and they're the proportion of like that pain is really it's almost like it's I don't even know how to describe. It's quite wide. The question is, is that intentional or would you want the consistency in that room of the doors and the transom that are on the right elevation? And that's really a question for you because I don't know that I care so much one way or the other.

**Gretchen Yahn:** So, if you were to go. So, here's where the difference. So first off, if you go from the right elevation, you are in the mud room. You do pass through a place through the pantry. The reason we had to go wider on the rear is because these are sliders. She wanted as big as she could get short of us, so that's where we kind of came. But you're in a separate. So that room is of just the great room whereby when you are in that right elevation room, you are just in the mud room. So, I agree it's a little differentiation in terms of the width, but it had to do with her desire to have as wide a windows on the view. I mean sliders on the back as possible.

**Tim Clites:** Yeah fine. And again, it's kind of it's the same question, but I'm fine. If the answer is you like it the way you like it, I could see those doors also having that cottage motif and being very nice and it might make it more visually open, but, you know. I don't feel like I'm not asking for that. I'm just observing. Right. Okay.

**Cindy Pearson:** Could I ask what are the three on the left elevation? What are the three middle ones that's on there?

**Gretchen Yahn:** So that is this is where we've come up kind of some of these different Windows scenarios. That is where her shower is. So, she wanted clear story light into the shower, obviously in the privacy of the shower whereby Lot 15 didn't care and she's going to let it all hang out I guess. [laughter]

**Cindy Pearson:** Freedom.

**Gretchen Yahn:** Get Ready.

**Tim Clites:** I can see your report sir. [laughter]

**Gretchen Yahn:** Now she's a good friend. She'll laugh.

**Tim Clites:** And then my only.

**Cindy Pearson:** Agree. Probably.

**Tim Clites:** My only last question and this is a little detail, but in this walkout, you're probably going to how are you going to light that? Are you going to have sconces? Like because some of the sconces are like beside the door. Some of the are those more gooseneck style like in the gable? And then I'm just realizing with that walk out, what are you thinking.

**Gretchen Yahn:** No. He did not show this? But we're going to have to have in between which if you want to annotate that I apologize he did not show that is we will have to add to each side?

**Tim Clites:** Is it sponce's?

**Gretchen Yahn:** It will be the same that we have everywhere else, but it will be a step down in size from the ones on the front porch.

**Tim Clites:** Flanking both those pairs of doors you'll have [multiple speakers]

**Gretchen Yahn:** Correct. So in between the like the two by two and the doors and then two by two and then on each side of the door. So, we would have that there. Yes, that is correct. So, if you could annotate that. In a subordinate size to the ones on the front porch and the rear porch.

**Tim Clites:** Okay, well, I've run out of comments, so I'll pause and just look around the room for any other comments, starting with Cindy.

**Cindy Pearson:** I'm good.

**Tim Clites:** Yep. Virginia. Linda.

**Linda Wright:** No others?

**Tim Clites:** No.

**Punkin Lee:** I'm good.

**Bill Anderson:** No comments.

**Tim Clites:** Okay, well, then we could have let's just pause for a second. We get so used to the whole kind of color palette. Let's just pause for a second and remind us. Everyone looked at the zoning, not the zoning plat.

**Bill Anderson:** Color map? Yeah.

**Tim Clites:** Map. Yep.

**Gretchen Yahn:** This one is Bruton White, which in the shingles I think will look really good. But what we did do is do Kendall Charcoal on the shutters and in lieu of black, just to keep a little bit of some softer, it's in that same kind of genre of colors. Kendall Charcoal being one of our house colors.

**Tim Clites:** Yeah.

**Punkin Lee:** Get it.

**Tim Clites:** And these last question, these straight edge shingles only come with the wood grain. Pardon? Do they only come like as a wood grain?

**Gretchen Yahn:** No. The one we're doing this is a hardy plank one. And it has a smooth.

**Tim Clites:** It is smooth.

**Gretchen Yahn:** Smooth it's not a.

**Tim Clites:** I'm looking at the picture and it.

**Gretchen Yahn:** Yeah. It's not a how do I want to put it, you know where it looks like it's shakes.

**Tim Clites:** Not sawtooth at the bottom. [multiple speakers]

**Gretchen Yahn:** It's straight across.

**Tim Clites:** But it's actually got an embossed texture on the sheen.

**Gretchen Yahn:** Ours will be smooth.

**Tim Clites:** Oh, great.

**Gretchen Yahn:** Yeah.

**Tim Clites:** Because I know we've generally not liked textured faux anything when it comes to painting.

**Gretchen Yahn:** And that's what I have at the sales center as well when we looked at shingles in the beginning. But it's smooth, it's not I don't like faux wood grain either.

**Tim Clites:** Okay. Awesome. All right. Well, I'm sorry. Then I was just about to the point where I was asking for a motion, and then I interrupted myself. So, I'll ask for a motion again.

**Virginia Jenkins:** I'll make a motion to approve COA RS 23-07 request of Gretchen Yahn for a new single-family dwelling at 610 Martingale Ridge, as specified. [inaudible] plans. What? Lights.

**Linda Wright:** Lights on the walk out.

**Virginia Jenkins:** Oh. I'm not adding lights. I don't like lights.

**Tim Clites:** And it includes sconces flanking both of the walk outdoors. Virginia.

**Virginia Jenkins:** Including the sconces on both the walk outdoors.

**Tim Clites:** I appreciate it. Is there a second?

**Punkin Lee:** Second.

**Tim Clites:** All those in favor?

**All of Committee:** Aye.

**Tim Clites:** Any opposed? Any abstain? Motion passes. Thank you all. Thank you, Gretchen.

**Gretchen Yahn:** Thank you.

**Cindy Pearson:** How many are sold now, Gretchen?

**Gretchen Yahn:** 12. Yeah. And we've got three more about to go to contract.

**Cindy Pearson:** Thank you. And good. Will, can you call me tomorrow?

**Gretchen Yahn:** Okay. Thanks. Thank you.

**Tim Clites:** Thank you. All right, next new business item COA 23-25 request of CDMX Bar and Grill for outdoor dining, furnishings, safety fence and lattice surround at 16 East Washington Street. Will.

**Will Moore:** Thank you, Mr. Chairman. So, you have one of the owners a couple of months ago with the sign application, another here with you this evening. So obviously they wanted to get their outdoor dining up and running as soon as possible. So, some of these changes. I, as always, we kind of counsel you that if something is implemented prior to your approval, then you should review it as though it's not been implemented yet. In this case, the revisions, the exterior alterations that are being sought for approval are the addition of the four tables and chairs which are in black metal. The stanchions with the retractable webbing in between them that's used for delineation of outdoor areas ABC Regulations. The stanchions are in black metal. There is a safety fence. I think that you did see when you were reviewing the sign application. It's my understanding that there was some discussion about painting that black, but that's what they're proposing at this time. It is pressure treated, so it's been curing, but it's probably to the point now where it could be [off mic]. The private painting, we wanted to get your agreement as to what color. Again, that's supposed to be black. And toward the rear you see the white lattice that has been erected around the mechanical unit. There used to be some overgrown shrubs there that were in pretty poor condition which were removed. But in removing those that exposed mechanical units. [off mic] with the lattice. So those are the elements. Oh, and the umbrellas. I should not forget to mention those. So., We note in the staff report that we do not currently have a section in our guidelines regarding outdoor dining furnishings. So that's something Estee has been working on, developing a proposal to amend our guidelines to add some regulations. We should have those ready for you, if not next month, within a month or two for at least your initial review. And in those we would address these elements about the tables and chairs, the stanchions, umbrellas, things like that.

**Tim Clites:** Yeah. And I guess part of that we bumped into some lighting as it relates to the outdoor furnishings as well. Right. Like removing. Yeah. Awesome. Well, that's good to hear. You're working on it. All right. Thank you. Hello.

**Belen Ayala:** Hi.

**Tim Clites:** Welcome. For the record, if you can state your name.

**Belen Ayala:** Belen.

**Tim Clites:** Nice to meet you. Glad you're here. Do you have anything you'd like to add?

**Belen Ayala:** Well, one thing is that a color on the umbrellas and then the other one, It's a light that we put it on outside to get a more light with the customers when they dine in. And so, we just want to put it in a paper maybe to see if we can put it or not. I don't know. I don't want to have any other, you know, things before you guys' approval. So, I just want to be on the basis and.

**Tim Clites:** Yeah.

**Will Moore:** I'll have to discuss the lights with them.

**Tim Clites:** Yeah.

**Will Moore:** The lights that they've put in. We'll have to discuss how that fits with our outdoor regulations. So, we come back with that in the future if there was a proposal for fixtures.

**Tim Clites:** Right. Right. Yeah. And my comment on lighting wasn't specific to this, but more just if you're doing if you're looking at that in our guidelines, I think it's an interesting little puzzle to solve. So, thank you. And Cindy.

**Cindy Pearson:** I guess what we're discussing is the color of the umbrellas. And whereas I know a lot of people think they're you know, don't care for being that bright. It sure brightens up that end of town. It just makes a little statement there and lets you see the business. You know, it kind of goes along with the Mexican restaurant to be brighter and more inviting is my personal look at that. Since we don't have any specific guidelines on it. With the fencing, the white lattice kind of looks good as white lattice back there too. I don't know. I don't care one way or the other, everything's painted black or not. I'm okay with that.

**Tim Clites:** Thank you, Cindy. For just to be clear, the proposal is to keep the lattice white.

**Cindy Pearson:** White. Oh, good.

**Will Moore:** That's what [off mic].

**Cindy Pearson:** Okay. Thank you. We'll go with that.

**Tim Clites:** Virginia.

**Virginia Jenkins:** My only question was in the last meeting that we had with them about the lattice, was it white? Was it supposed to be white? In our discussion.

**Will Moore:** I mean it's been white since it was installed.

**Virginia Jenkins:** I know that. But wasn't there some.

**Punkin Lee:** Yeah. There was discussion of the lattice and that pressure treated railing become black.

**Virginia Jenkins:** No, not the railing. The lattice.

**Punkin Lee:** The lattice and the railing to match, I thought.

**Virginia Jenkins:** Oh yeah, that's my understanding. So now it's white. That's.

**Punkin Lee:** It was white to be. Yeah.

**Tim Clites:** I think it is a white lattice out of the box. The question [multiple speakers].

**Virginia Jenkins:** I understand that. But I think we had discussed the fact that I think Margaret specifically wanted it to be black. Do you remember were you here?

**Linda Wright:** I don't remember. That's the meeting I was not here.

**Punkin Lee:** You are correct, they were a match.

**Tim Clites:** Thank you. Yeah, Thank you for reminding us of that, because.

**Virginia Jenkins:** That's my only question. Yeah.

**Tim Clites:** Linda.

**Linda Wright:** Are you good? Okay. My only comment would be I'd love to see a little more green and some planting to soften up just a bit.



**Virginia Jenkins:** You can't do anything with the lack of water these days.

**Linda Wright:** Well, yes, I know. We need rain.

**Cindy Pearson:** They have some plants.

**Linda Wright:** Yeah, there's some things there and I'm sure they'll grow. But. And then I don't know what since I wasn't here the last time. Forgive me if I'm overstepping here, but I think the wood pressure treated fence looks kind of out of place and I wish it had been black metal rather than a big heavy pressure treated fence since everything else out there is all black and metal. Just a comment. And I can live with the orange umbrellas. I think the furniture is fine. I don't have any problems with that. That's all.

**Tim Clites:** Thank you. Punkin.

**Punkin Lee:** I like the orange umbrellas. I think they're fun. And as Cindy said, it kind of a different color for that block. The furnishings are fine. Since the lattice covers the HVAC stuff, right. If it's white, it draws your eye, right? It's really not something you want to see while you're having your delicious food that maybe a different something, so it goes away more than becomes a focal point because everything else is pretty black orange. That would be a comment on that.

**Virginia Jenkins:** What if it was painted the same color as the?

**Bill Anderson:** House, of the building?

**Punkin Lee:** Yeah.

**Bill Anderson:** Absolutely. [multiple speakers]

**Tim Clites:** Thank you, Punkin. Bill.

**Bill Anderson:** I think you're right. That was my first comment. Is that black even though the furniture is black, it would still draw your eye to the lattice. [multiple speakers] Is the lattice plastic or wood?

**Belen Ayala:** Wood.

**Bill Anderson:** Not that it matters that you can you can paint either one I guess, but the color of the building, if it was that it would be pretty much not disappearing. But you're not going to have your eye.

**Virginia Jenkins:** It would blend in better.

**Bill Anderson:** So, I absolutely agree with you there. I also agree with Linda with regards to the little fence wall. It would have been seemingly much more appropriate to be an iron black metal similar to the furniture. Short of that, I think if it's painted black with the idea of the black furniture and the planting on the other side, it's the best you can do with that. But that's one of the problems when something's built before it comes in to us is that we wind up with something that we wouldn't have approved if it was presented to us before it was built. I just wanted to make that.

**Virginia Jenkins:** It was here.

**Cindy Pearson:** It was.

**Bill Anderson:** It was. Was it there before? [off mic] It looks.

**Virginia Jenkins:** No, no.

**Bill Anderson:** If it was, I apologize for.

**Virginia Jenkins:** No, no. I think it was presented.

**Will Moore:** There was something there [off mic].

**Bill Anderson:** Oh, okay. Well, and black painted, I think it would be a big improvement.

**Linda Wright:** Let the hedge grow.

**Bill Anderson:** This is. Yeah, this is a real favorite building of mine and a lot of memories in there. And seeing activity like this and the color umbrellas. I think it's kind of fun and nice and great ally to have enlivened. More cerveza. [laughter] You know. So those are my comments. Paint the lattice the color of the building and the fence the black, flat black, I think.

**Tim Clites:** And I guess if I were to have any comments, I don't. Except. Are you surprised that everyone liked the awnings.

**Punkin Lee:** The umbrellas.

**Tim Clites:** I mean, umbrellas. Yeah. Like I would. [multiple speakers]

**Belen Ayala:** Right.

**Tim Clites:** I would agree with everyone's comments. And I'll just say I agree with Bill's kind of conclusion if we can call it that. And if we'll pause for a second if there's any other comments and if there aren't, that could be summarized into a motion.

**Bill Anderson:** So, you mean the motion of painting the lattice? Okay. Sure.

**Tim Clites:** Approve everything and [multiple speakers].

**Bill Anderson:** Sure, sure, sure.

**Tim Clites:** What gets painted where? Yes, please.

**Mrs. Belen:** I'm so sorry. I'm her daughter. I'm there with her. So, she's a little nervous because it's her first time. And it's my first time too, But I can definitely speak a little bit more.

**Tim Clites:** Would you please come up?

**Maria Ayala:** Sorry. [off mic] You are. You're good. You're good.

**Belen Ayala:** Okay.

**Maria Ayala:** For So it's my first time, so I don't know anything.

**Tim Clites:** You're supposed to say Say hello and tell us your name.

**Maria Ayala:** Hi, I'm Maria. So, I'm with my mom. Both of us are there most of the time. You'll see both of our faces. I just have a quick question. The Lotus, is that the things up front? Like the.

**Bill Anderson:** Lattice? No lattice. The lattice is the.

**Linda Wright:** White fence around the air conditioner.

**Bill Anderson:** In the back.

**Maria Ayala:** Oh Okay. And you said yes to black, right?

**Bill Anderson:** No, no, no, no.

**Belen Ayala:** They're okay with. [multiple speakers]

**Linda Wright:** The building color.

**Bill Anderson:** So, I don't know how to describe the building color. If it's mustard.

**Tim Clites:** Hold on. Everyone, hold on just a moment. Will. Yeah? Can you. Well, can you do me a favor? Turn your screen around and show the applicant the lattice, and let's clarify that. We would like it painted the color of the building.

**Bill Anderson:** To match.

**Tim Clites:** The color of the building and then the little fence out front to be black. [off mic]

**Maria Ayala:** Okay. Okay. Good, good, good. Just want to make sure. So that way, when we work on it, you have everything good? Okay. Thank you.

**Tim Clites:** And the motion is that. I'll let you finish.

**Bill Anderson:** Can I? Yeah. Well, will a contractor paint these items?

**Maria Ayala:** Yeah.

**Bill Anderson:** Okay. Well, then he can match the colors. He'll know how to do that. Okay. Thank you.

**Maria Ayala:** Okay. Okay. Oh, and right now we're getting the application in order to get approved to hide the trash. Right. It's not going to be like.

**Will Moore:** Okay. So that's a separate. [off mic] I'll talk with [off mic].

**Will Moore:** Well, probably not. They're going to be doing a couple of things at the rear of the building. And the way we've walked those out, they're going to be out of the public view.

**Tim Clites:** So, you can just work on that with Will. He'll let you know if you need to come back to us and we'll try to not make your mother nervous. It's never our goal, but we're glad to see both of you. All right. [laughter] So now [inaudible] give us the motion please.

**Bill Anderson:** I make a motion for COA 23-25 request of CDMX Bar and Grill for outdoor dining furnishings, safety fence and lattice surround at 16 East Washington Street. To be approved with the following, the lattice would be painted inside and out to match the color of the building. The pressure treated wood fence or railing in the front of the building will be painted a flat black. Period. Done.

**Tim Clites:** I second it. All those in favor?

**All of Committee:** Aye.

**Tim Clites:** Any abstain? Any? Perfect. Motion passes.

**Maria Ayala:** Thank you. We love our umbrellas.

**Belen Ayala:** Thank you. We're just thinking. Like, you know, maybe later we can come in and ask for different color. But later on.

**Maria Ayala:** Right now, we're okay. We just got to.

**Tim Clites:** As long as. As long as you're. As long as you're not nervous when you come in, please come back. Dinner was great the other night, so we're glad to have you here.

**Belen Ayala:** Thank you. We've had I mean, it's a lot of locals, so we've gotten to meet a lot of locals, you know, get to know each other one on one. So, it's been really nice. So, we're really, really excited to stay.

**Tim Clites:** Excited to have you.

**Belen Ayala:** Thank you, guys.

**Tim Clites:** All right, next is discussion item. And I believe I'm supposed to leave and Punkin, you're in charge.

**Cindy Pearson:** Because you got to explain this one. I don't what that picture is.

**Punkin Lee:** Will, do you want to start off?

**Will Moore:** So, this doesn't come with a staff report attached. This was kind of a late addition at the request of Mr. Clites. So, we understand that there's, you know, obviously, there was an approved certificate of appropriateness for the addition and the first residence at 408 East Washington Street, and they're proposing some revisions to that approved COA on the east wall [inaudible]

**Tim Clites:** I'm Tim Clites. I'm on here. I'm here on behalf of the Hersh's, and Caroline's with me tonight. I got a couple of I don't know if this is larger to see the black and white. The top page. And I apologize. I only have for the top page the little gray area, the shadow in the computer. The top page is what was approved. Just to be clear, we're only looking at this little portion below. This is a little roof that comes across and separates the second floor from the first floor. And if you flip the page, you'll see in blue the glass. And if you flip back, the change that [inaudible] instead of this singular window here, we would like to add sidelights beside the large door that's currently there. [inaudible] Wouldn't it be great to see a little more of The view? So that's the that's the thing we'd like to discuss with you tonight. It just so happened that we also were getting ready to come next month anyway, because we still need to get a final approval on paint colors and light fixtures, I believe were the two outstanding things from our earlier application. So, we'll roll the actual formal discussion approval of this in with those other items. But we just thought it'd be nice to gauge everyone's input tonight since it gives us a little time to prepare for next month.

**Punkin Lee:** Thank you. Bill, do you want to start?

**Bill Anderson:** Sure. I like the symmetry of it. I think it looks better than the original one. Sorry about that.

**Tim Clites:** He doesn't count. He doesn't count. You got to get over to these.

**Punkin Lee:** Cindy.

**Cindy Pearson:** I'm just now realizing what I was looking at, so it's going to take me a minute. I don't have any questions at this time. Darn it, I didn't turn that on.

**Punkin Lee:** Virginia.

**Virginia Jenkins:** I'm with Bill. I think it does. I'm on. You're on. Yeah, I agree with Bill. I do like the fact that it makes more sense. The symmetry.

**Punkin Lee:** Linda.

**Linda Wright:** I would agree too. I like the second version more than I like the first since you have such a nice view of that direction.

**Tim Clites:** [inaudible] didn't you do that to begin.

**Caroline Hersh:** No. What I wanted was just adding an extra window. You came up with the. It made much more sense to add it on both sides. And then we got a Yeah. Even a bigger view, which was lovely.

**Punkin Lee:** Do you have something to send me?

**Cindy Pearson:** No, I'm just. I'm still taking it all in. So, this isn't there anymore, is what I'm seeing, right? That is the door.

**Punkin Lee:** I think it's much nicer with the rearrangement. Yeah. Or otherwise, that left hand window would have just been hanging for nothing. Very nice.

**Tim Clites:** [off mic]

**Punkin Lee:** It did take me a while to figure out where we were going on this. Bill.

**Bill Anderson:** There's they're just curious since I can't remember the plan, the screen porch is out in front. And I assume there's a door that comes from the screen porch out onto that patio. Is it? Patio. Okay. So, the screen is going to die in close to the that window. That's the way I read it.

**Tim Clites:** Pilaster there, which which limits. Yes. It limits how far we can [inaudible] the glass over.

**Bill Anderson:** It looks good.

**Punkin Lee:** Do you have anything now, Cindy? Does anyone else have comments?

**Virginia Jenkins:** What about you?

**Punkin Lee:** [inaudible] Yeah, we're still looking at the windows, figuring where they were. So, what do we do with this Will, since it's a discussion item.

**Will Moore:** I think the point was just to give feedback to the applicant. Pending applicant. So that [off mic]

**Punkin Lee:** So, you'll come back with a regular application?

**Tim Clites:** Yes. Yeah. And we'll add in the other items we haven't gone over yet. Just so you have it, the thought is that the addition would be white, soft, white light, the stucco addition that currently is there that's closer to the west. That's on the west end of the back of the building. You kind of see it as you look between that house and the stone house beside it. But we'll come back with an actual color swatch in light fixtures, and we'll include this next month.

**Punkin Lee:** Thank you. It's going to look great.

**Caroline Hersh:** Thank you.

**Tim Clites:** Thanks for squeezing us in at the last minute. Yes.

**Caroline Hersh:** Thank you very much.

**Rhonda North:** Everybody will be at the dais in the new building.

**Tim Clites:** Okay, back to information items. We have the 2023 JARB awards on September the 21st and Estee can't wait to tell us about them.

**Estee LaClare:** Yes, we. Can't wait to hear you.

**Tim Clites:** The worst part of the whole show.

**Estee LaClare:** No, you did a wonderful job. It was like a they were the dynamic duo last year, so. It will be a wonderful evening. And the town of Middleburg is actually helping to sponsor the event this year. So, it should be a really nice gathering and I apologize, but I will be in Virginia Beach at a zoning officials conference, so I won't be in attendance. I know.

**Tim Clites:** That trumps this? Talk about a lack of priorities. No, I'm just kidding.

**Estee LaClare:** Needless to say, I think it's going to be a fantastic turnout. And they've worked. LPS along with Loudoun County, has worked really hard to put on a nice evening, and I hope many of you can attend. I know thus far at least a number of council members are planning attending as well, so that's exciting.

**Tim Clites:** Yeah, last year it was enjoyable. It was kind of a good mix of people from all over the county and like a true mix of people, right? It was public officials and builders and owners and designers and yeah, it was a good group. So, if you can make it, that would be great. [multiple speakers] To let Diana at Loudoun. [off mic]

**Cindy Pearson:** It's on the right as you come from this way it's on the right-hand side just before you get into Purcellville. It's that new wedding venue there. [off mic]

**Punkin Lee:** That one's across from Barbara Graham's. Yeah. [multiple speakers]

**Linda Wright:** That's why I could be wrong.

**Will Moore:** Is there an address on that? [multiple speakers] If you need assistance, finding out where it is [inaudible]

**Linda Wright:** Google Maps will get you there.

**Estee LaClare:** I will. I'm happy to figure out a good path for you all to take. And I actually it would be good I think it would behoove you to carpool as well. [multiple speakers] Maybe we can put that in the budget for next year.

**Linda Wright:** The one they built the new houses around?

**Tim Clites:** Old stone barn. It's worth going. Yes, Virginia [off mic] You may. I'm sorry. Let me make sure. Are we done with our. Yeah. Yes, Thank you. Yes, you may. A question about lighting.

**Virginia Jenkins:** [off mic]

**Tim Clites:** You do, please.

**Virginia Jenkins:** The lighting, which I know we approved at Salamander houses. If you drive by at night and I'm not talking about the address numbers, I'm not even talking about that. But the lighting that's on all the houses at their peaks. [off mic] I don't care about the bulb. It looks like Christmas lights. It's so bright when you drive by. Has anybody else noticed that.

**Bill Anderson:** You can see the bulb? I know.

**Virginia Jenkins:** Well, I don't care. You know, that's not even the issue to me. To me, it's just it took me so by there's nothing subtle and I don't know if there's any way I mean, they all have their lights on. And it's just like, Hi, we're here.

**Punkin Lee:** Because they all moved from the city.

**Tim Clites:** Well, yeah. I think let's just. I don't know if.

**Virginia Jenkins:** There's anything we can do about wattage.

**Tim Clites:** Let's just pause on that for a moment. I think that someone buying the house will buy a house and move in and the light bulbs are in place. No different than the applicant that was just here when they bought that house. The previous fixer upper put in like 5000 Kelvin, which is a super bright white light in the sconces because they didn't come and ask anybody for permission. And the first thing they did is got rid of that and made it dimmer wattage. I think we could pause for a moment and let Will tell us. I think navigating wattage, which actually is not useful now the term is lumens, which is an actual volume of light, becomes a difficult thing to do as it relates to light trespass. But why don't we stop for a minute and let you get us caught up?

**Will Moore:** So, let me just clarify that I heard Mr. Anderson make the repeated comment about you can see the bulb. There's no prohibition on seeing a bulb. The any fixture has to be hooded, shielded and light aimed downward. So, a hood means there's a cap on it. Fully shielded means that the light source is completely up within the hood. What that means is that if you're looking at it at eye level now, these are up high, so you're not looking at them at eye level. But if you're looking at it at eye level, then the light source is above that horizontal plane. Now, for anything that's above your head, yes, you're going to be able to see the light source that's expected. But that full hood hooded and shielded effect keeps the light from trespassing at a horizontal. So, there is no light trespass from these fixtures. These fixtures are compliant in every way. They are mounted up high. I think the intent was to I think my read of the

applications was the intent was to illuminate the face of the structure. And that's what they do. I don't disagree that they're bright, but they're not. They're in no way in violation of our outdoor lighting regulations if that helps.

**Virginia Jenkins:** Well, I didn't think it was a violation. It just seemed to me when you see in what's it going to be like when all the houses are built because these people do keep their lights on and the ones that have moved in and the houses that are unoccupied.

**Will Moore:** But yeah, and it's hard to say. We don't yet have the all the streetlights in and functioning. So, you know, part of why they're keeping the lights on may be that they just want to have that security maybe and maybe that changes. But that's, you know, that's going to be an individual homeowner's decision, whether they leave their outdoor light on or not.

**Virginia Jenkins:** Yeah, I know. I just I would like something.

**Cindy Pearson:** They don't have any trees that block any of it.

**Virginia Jenkins:** Well, no, because these are all on the driveways. I mean, it's literally at the peaks.

**Will Moore:** Yeah. Street trees will be going in in the coming months.

**Virginia Jenkins:** Not in front of the lights they won't.

**Cindy Pearson:** They won't be high enough [multiple speakers]

**Tim Clites:** But let me ask a related question. You don't have to raise your hand. I won't put anybody on the spot. But if you haven't and you happen to be in town after hours, it is a good thing to drive through that neighborhood because we make a lot of decisions here that already have a lot of context around them, meaning there's a whole main street. And so, we're really just talking about one element in Main Street. In this case, everything that's there we've talked about. So, I think it's a good exercise if you get the chance. You're here late. Early is probably too early, but maybe late dinner or whatever just to drive through and see. I think your point is a good one, which is if we're 12 houses in, well, that means we're 37 more to go. And so, if there's something about the volume or quantity of that light, my sense is that the that would be a discussion that we could at least have as a discussion with the applicant as a discussion. I don't know what we actually might be able to do there. Whether we ask that future fixtures have a maximum lumen or for instance. And the only reason I bring that up is when we brought up the house lights. Gretchen did mention, well, we could put them on dimmers. Now a dimmer can be turned up and down. I understand. But I also understand that people, when they see something, they like, tend to try to match it. And those house lights, for instance, dimmed would automatically look better. I'm not suggesting that's a solution for the house lights, but for the light that you're talking about, perhaps there's something we could work on before the neighborhood is completely done. And the other point I think you all make, which is a good one, the neighborhood's not completely done. So, it's not over or under react there. But I think it's worth looking at.

**Virginia Jenkins:** Oh, I think it is. I'm sorry.

**Bill Anderson:** What does the owners have the right to go up there and put a 1000-watt bulb in that fixture?

**Will Moore:** We have no regulations contrary to that.



**Cindy Pearson:** I can add to that because I'm in a neighborhood where there's some lights that have been added. And there, the whatever the newer lights are that they're so much brighter. And yeah, and they are. It's like seriously.

**Tim Clites:** So, there's a couple of things. Just a little primer on lights. When LEDs first came out, they were almost always too bright, meaning too white. If you look at this light, it's kind of a yellowish color. If you look at that one, it's a little bit blue, white. That one's a little yellow. That one's probably older than this one. Or they put new bulbs in this. LED used to have that problem. In fact, now you can get an LED that's 2700 Kelvin, which is the color of an old incandescent or halogen bulb, meaning it's that soft, warm color. So, I don't know how much we want to get down in the weeds of that. I think our guidelines do mention something about Kelvin. I'd have to look to make sure. And so that's a minimum is that we should make that's, that's something we, we could talk to anybody in town about.

**Will Moore:** No, no. So just to be clear, your historic district guidelines are specific to the historic district. If that's where the Kelvin, I'm not sure where the Kelvin reference is. I don't think it's in our zoning ordinance as far as the outdoor lighting standards. So, there's that would not be your historic district design guidelines would not be applicable outside the historic district to include the Residences at Salamander unless that's included in those specific guidelines, which is like, thank you.

**Tim Clites:** That's a good clarification. Absolutely.

**Will Moore:** So, I will tell you that in reviewing and approving the streetlights as part of the subdivision process, that those are going to be LED. But the color of those were reviewed. I don't think we went with 27. I think we went with 3000. But not it's not the 4000 which gets into the almost almost blue, white kind of things.

**Tim Clites:** 3000, a lot of people might not notice the difference. Right, right, right. Yeah. Good point. And thank you for reminding us of that. But that being said, I just wanted everyone to kind of have in their mind, if we do talk about that, I think those are the kinds of things we should be talking about with applicants.

**Virginia Jenkins:** Well, if any of you drive down Stonewall at night. I mean, between the House numbers that you can practically read from Stonewall and these lights, I mean, it really is Christmas.

**Will Moore:** Well, the House numbers are being addressed. Those were not ever permitted. Those are in violation of our outdoor lighting standards and those are being addressed.

**Tim Clites:** Yeah, great. And thank you for doing that. That was lest we forget, that was a well written and organized memo.

**Bill Anderson:** We have to address lumens too, though. I mean, not just the Kelvins, but the lumens.

**Tim Clites:** I think what we were just talking about, there was a separate memo that the town did related to the house number lights. And so that still needs to get resolved. But I think separate from that. Yeah. Maybe I'll informally find a way to just go walk and talk that with Gretchen or somebody just to see. My sense is if we're asking for something that is in the interest of their purchasers and neighbors, they're going to be fine to do it. This costs no more or less. It's more just the subtlety of paying attention, Right? So, let's be comfortable to have the conversation knowing that we don't necessarily we're not necessarily we don't have the right to demand anything. But I think it's a good conversation to have. All right.

**Virginia Jenkins:** Particularly for the people that live along Stonewall that are facing their backyards.

**Tim Clites:** Well, the other thing is there are only 12 homes, so you add 30 more homes and in fact. Right. Yeah.

**Punkin Lee:** And the streetlights.

**Tim Clites:** So just as a last question then. Any streetlights? Is there any schedule? I'm not holding anybody to that. But just out of interest, as we head into the wintertime, this lighting issue is going to be more pronounced and it's going to be easier to go see at 5:30 or 6:00. Right now, you've got to get over there about 9:30 or 10 in order for it to be dark enough. Do you have any sense of are streetlights coming this fall or maybe not?

**Will Moore:** They likely are, because that's going to be a condition of issuing any permanent CO for these buildings. So, the the ones that are occupied to this point are under temporary certificates of occupancy because completion of the public improvements is part of that.

**Tim Clites:** So that's interesting. Okay. So, so they're coming before we get out of winter, we likely will see streetlights that potentially. I'm not holding you to it. I'm just saying potentially that's a good right? That would be a good thing because that's a nice time of year to really. Okay. Meeting quorum October the 5th. Anybody have an issue with that?

**Bill Anderson:** I might.

**Tim Clites:** Excuse me for a second.

**Bill Anderson:** It's 50/50 right now.

**Cindy Pearson:** Hoping somewhere nice and sunny and warm.

**Bill Anderson:** Unfortunately, it's not. [inaudible]

**Rhonda North:** Punkin knows that look.

**Tim Clites:** Yeah. I will have an issue. I'm sorry. I didn't look before this meeting. I will have an issue on the fifth also.

**Linda Wright:** Should we look for an alternate date? If.

**Tim Clites:** How many would we have if both Bill and I are out? I guess we don't know about Margaret.

**Estee LaClare:** If you would like, I can send out an email to check on everybody's availability. Happy to do that.

**Tim Clites:** That's fine. I apologize. I should have looked at this before the meeting.

**Cindy Pearson:** Columbus Day. That next Monday. So, it might have to be the Monday before if you're looking on the second. Or third.

**Tim Clites:** The third I could do. Tuesday the third.

**Will Moore:** We'll have to check our calendar. So, we'll for the [off mic]. We'll send you alternate dates tomorrow.

**Cindy Pearson:** Okay. Thank you.

**Estee LaClare:** You're welcome.

**Tim Clites:** Thank you. I'm sorry about that. Adjourned.