



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



Thursday, May 2, 2019

PENDING APPROVAL

The regular meeting of the Historic District Review Committee was held on Thursday, May 2, 2019 in the Town Hall Council Chambers, located at 10 West Marshall Street. Chairman Turnure called the meeting to order at 5:30 p.m.

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

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

ABSENT: William Anderson (excused)
Margaret Littleton (unexcused)

Approval of Minutes

Committee Member Jenkins moved, seconded by Committee Member Wright, that the Historic District Review Committee approve the April 4, 2019 regular meeting minutes.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

New Business

COA 19-04 (S 19-03): Wall Sign – 5 West Washington Street – Le Petit Marche

Deputy Town Administrator Moore advised the Committee that the proposed sign exceeded the square footage allotment for the building as allowed under the zoning ordinance. He reminded them that they had the authority to overrule the zoning ordinance if they believed the proposed sign was appropriate for the building. Mr. Moore explained that the allotment allowed for a 7.25 square foot sign; however, the applicant was proposing a 9.43 square foot one.

The Committee agreed the sign was not out of scale for the building.

Vice Chair Lee moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 19-04 (S 19-03), a request of Gail Reardon for a wall sign at 5 West Washington Street.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-12 (S 19-06): Projecting Sign – 3 W. Washington Street – Le Hacienda

Deputy Town Administrator Moore advised the Committee that the sign would be installed in the existing bracket. He reported that it would be high enough off the sidewalk to meet the ordinance requirements.

Committee Member Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 19-12 (S 19-06), a request of ARJOCE, LLC for a projecting sign at 3 West Washington Street.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-13 (S 19-07): Projecting Sign – 12 W. Washington Street – J. McLaughlin

Ted Pronel, the applicant, advised the Committee that the sign would be installed in a new bracket.

Deputy Town Administrator Moore reported that this was the first time this location would have a projecting sign.

The Committee held considerable discussion as to the proposed location of the sign/bracket. They agreed to approve its location as requested.

Deputy Town Administrator Moore noted that the mounting height was not included on the application. He asked that the Committee condition their approval on the bottom of the sign being a minimum of 7.5 feet from the sidewalk. The Committee suggested the bottom of the sign align with the bottom of the entablature on the building.

Committee Member Clites moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA 19-13 (S 19-07), a request of Ted Pronel for a projecting sign at 112 West Washington Street – J. McLaughlin – as presented with the clarification that the bottom of the sign shall be aligned with the bottom of the entablature and that the sign bracket shall be centered in the brick pier.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-16: Exterior Alterations & HVAC Installation – 301 E. Marshall Street – Neil Metzger

Chairman Turnure reminded the Committee of a request they considered from the previous owner related to the front windows, which have been replaced. He noted that this application was related to the installation of an air-conditioning unit. Mr. Turnure questioned whether the best location for it was in front of the door.

Neil Metzger, the applicant, confirmed it was from an aesthetic and livability standpoint. He advised that he removed the deck and entry and reported that access to the house would occur through the front door. Mr. Metzger explained that the second exit would occur via a window.

Deputy Town Administrator Moore reported that a building permit was not required from the County for the removal of the door. He advised that the applicant did have the required mechanical permit.

Mr. Metzger advised the Committee that he would match the existing siding, including its paint color, where he filled in the door opening. He noted the HVAC tubing that was crossing through this location and advised that he would move it behind the gutter and under the siding and would hide the bottom with landscaping. Mr. Metzger suggested he shield the HVAC unit with a fence.

The Committee noted the need to see the proposing fencing, its height and its location. They expressed concern about the condensing lines that were running across the chimney and noted that the chimney was a nice feature. They suggested the applicant run the lines below the stone base and along the grade of the house.

The Committee held considerable discussion regarding the siding and suggested the applicant use individual pieces, as opposed to a section of siding. They agreed that since it would be painted, any composite material would be acceptable as long as it matched the existing siding.

Mr. Metzger advised the Committee that he would return with the fencing details at next month's meeting. He noted that he also intended to apply to replace a door at his restaurant.

Committee Member Clites moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 19-16, a request of Neil Metzger for exterior alterations and HVAC installation at 301 East Marshall Street, as presented with the clarifications that (1) the siding will match as closely as possible to the beaded siding that exists – to be painted; (2) the condensation line can remain as it is behind the downspout and the condensing lines should run vertically down the corner of the building or beside the downspout and they should go vertically to the bottom half of the exposed stone foundation before they turn horizontal; and (3) the HDRC would like to look at the location and description of the fence before approving it.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-17: Revisions to approved COAs 16-23 & 17-29 pertaining to gutters, downspouts & lighting –
- University Communities - 103 Reed Street

Deputy Town Administrator Moore advised the Committee that the only light fixture under consideration was the front one as all of the others were replaced with ones that were previously approved. He reported that the applicant raised the light fixture so it would meet the ordinance. Mr. Moore advised that the only question was whether the front light fixture and the gutters were okay.

Coe Eldredge, the applicant, reported that the home owner agreed to replace the other lights and to raise the front one. He reminded them that they previously approved half round gutter in two locations on the house; however, water management was an issue. Mr. Eldredge explained that they were requesting approval for box style gutter and to run it around the house. He noted that the box style gutters were used elsewhere on the street.

After some discussion, the Committee agreed they had no problem with the proposed light fixture or the gutters.

Committee Member Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 19-17, a request of University Communities for revisions to approved COAs 16-23 and 17-29 pertaining to gutters, downspouts and lighting at 103 Reed Street, as presented.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-18: Request for revisions to approved COA 17-10 – University Communities -105 Reed Street

Coe Eldredge, the applicant, explained that due to the site conditions, it was not possible to orient the house as originally approved and advised that it was reversed. He noted that the Building Code required an ingress/egress from the basement and advised that the owner wanted stairs as opposed to a window well. Mr. Eldredge reported that the windows in the garage were flipped to the opposite side so the owner would look into his own back yard. He noted that the shutters were originally to be panel ones; however, the owner wanted board-on-board shutters.

Chairman Turnure noted that the side lights on the exterior doors were supposed to have a panel at the bottom; however, they went all the way down. He further noted that the rear doors were supposed to be six lights high; however, they were only five. He reminded the Committee that they approved architectural shingles on the garage; however, a metal roof was installed.

The members of the Committee agreed they had no problems with the changes that were being proposed.

Chairman Turnure noted that these changes were coming at the end of the project and advised Mr. Eldredge that he was lucky that he received no push back. He reminded him that they previously had a discussion about making changes to an approved COA and opined that they had an agreement that he was to bring changes to the HDRC as they arose. Mr. Turnure noted that this did not occur. He further noted that Mr. Eldredge had another project underway and emphasized the need for him to return to the HDRC with any changes as they arose as there could be issues if they were significant.

Mr. Eldredge apologized to the Committee. He noted that the owner of this last house was involved in the design process; therefore, he hoped there would be no changes. He noted that the garage for 107 Reed Street had the same side window location issue as occurred with the adjoining house and advised that its location was changed so the owner could look into his own yard.

Deputy Town Administrator Moore advised the Committee that they would see a request for changes to the approved plans for 107 Reed Street; however, he suggested the applicant wait and package the window change with any others that may occur.

Committee Member Clites moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA 19-18, a request of University Communities for revisions to COA 17-10 at 105 Reed Street, as presented.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-14 (S 19-08): Projecting & Freestanding Signs – 301 E. Washington Street – Masters of Foxhounds Association

The Committee held some discussion of the location of the proposed sign on Jay Street. It was noted that it would be located at the entrance to the parking lot and must be on the Association’s property. Deputy Town Administrator Moore advised that he would clarify this with Quail Run Signs.

Committee Member Jenkins moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 19-14 (S 19-08) for a projecting sign and a freestanding sign at 301 East Washington Street – Masters of Foxhounds Association.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

COA 19-15 (S 19-09): Projecting Sign – 12 E. Washington Street – Chloe’s of Middleburg

Deputy Town Administrator Moore reported that the sign would be installed on the existing bracket.

Committee Member Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 19-15 (S 19-09), a request of Griggs Imperial, LLC for a projecting sign at 12 East Washington Street – Chloe’s of Middleburg – as presented.

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

No – N/A

Abstain – N/A

Absent – Committee Members Anderson and Littleton

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

June Meeting Quorum

Vice Chair Lee advised that she would not be present for the June meeting as it conflicted with the Upperville Horse Shoe. The remaining members indicated they would be present.

There being no further business, the meeting was adjourned at 6:27 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – May 2, 2019

(Note: This is a transcript prepared by a Town contractor based on the video of the meeting. It may not be entirely accurate. For greater accuracy, we encourage you to review the video of the meeting that is on the Town's website – www.middleburgva.gov)

Bill Turnure: I'd like to bring this meeting to order. First thing's first. Let's start over here with Mr. Clites for roll call.

Tim Clites: Tim Clites.

Punkin Lee: Punkin Lee.

Bill Turnure: Bill Turnure.

Linda Wright: Linda Wright.

Virginia Jenkins: Virginia Jenkins.

Cindy Pearson: Cindy Pearson.

Rhonda North: Rhonda North, town clerk.

Will Moore: Will Moore, deputy town administrator.

Bill Turnure: Okay next order of business is the approval of the minutes from our April 4th meeting. Has everyone had a chance to read the minutes? Are there any additions or omissions to the minutes? Is there a motion?

Virginia Jenkins: I make a motion to approve the minutes of 4/4/19.

Linda Wright: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Okay. Action Items. New business. Action Item IVa. COA 19 - 0 4 (S 19 - 0 3) request of Gail Reardon for wall sign at 5 West Washington Street, the Petite Marche. Marche? It doesn't have an E accent aigu on it. [Laughter]. Marche. OK. I'm mistaken. Somebody write that down, it might be the first. I'm kidding. Okay. Any discussion on the sign? Any questions? There is an E accent aigu on it. I see it on the picture now.

Will Moore: I did not include it in my typing. That onus is on me. I do note in my report that so typically there is an allotment that's based on the lineal frontage of the building. This the the actual square footage of this does exceed that allotment. But you have authority if you determine that it's proportionately sized or if it's appropriate for the building to to overrule that that standard otherwise.

Bill Turnure: [Off mic].

Will Moore: So based on the zoning ordinance standards this space would be allowed 7.25 square feet and this is 9.43 square feet. So a little more than two feet two square feet larger than would otherwise be permitted by the frontage of the building.

Linda Wright: I don't think it looks out of scale there. I don't think it looks too big.

Punkin Lee: I think what saves that is the large window and the door kind of make it work. How is it hung?

Gail Reardon: [Off mic].

Punkin Lee: I've looked at it and wondered how it was hanging.

Will Moore: And if you if you look a couple of sheets earlier in the report to the survey sheet it's the same way in which the fox used to be mounted on there.

Bill Turnure: The picture of the fox. I mean that's just as large as what this is. I think it's a very handsome sign. I really really like it. I think it fits nicely. Any further discussion? Is there a motion?

Punkin Lee: I make a motion we approve COA 19 - 04 (S 19 - 0 3) request of Gail Reardon for a wall sign at 5 West Washington St.

Linda Wright: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Thank you. Thank you. Looks nice. Ok next action item new business. Action Item IVb. COA 19 - 12 (S 19 - 0 6) request of a ARJOCE LLC for projecting sign at 3 West Washington Street La Hacienda.

Will Moore: Mr. Chairman the the applicant was unable to free his schedule to be here but I'll be glad to answer any questions if you do on the application.

Bill Turnure: Okay. The question I have is that bracket has that bracket been there?

Will Moore: Yes it's the same one Julien's had kind of a end of a wine barrel hung from there I believe was what their sign was. It's the same bracket.

Bill Turnure: Okay.

Tim Clites: My only question was I didn't get the chance to go out and verify is it far enough off the sidewalk.

Will Moore: It is, it just does meet the minimum clearance. Yes.

Punkin Lee: Because the sidewalk is going down which helps.

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

Tim Clites: Move to approve COA 19 - 12 (S 19 – 06) request of ARJOCE LLC for a projecting sign at 3 West Washington Street.

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Moving right along. Action item new business. Action IVc. COA 19 - 13 (S 19 - 0 7) request of Ted Pronel for a projecting sign at 112 West Washington Street J. McLaughlin. Good evening.

Ted Pronel: Good evening.

Bill Turnure: OK. Any discussion on this sign.

Punkin Lee: Was that bracket there before?

Will Moore: So this would be introducing a projecting sign for the first time to to these two paired buildings. The one that has Mystique and J. McLaughlin. This one has not had a projecting sign previously.

Bill Turnure: I'm not sure that the picture depicts exactly where it's going to be. Is that where the bracket is currently?

Ted Pronel: [Off mic].

Bill Turnure: Oh there is not. OK.

Virginia Jenkins: Wouldn't it be better if it was closer to the location?

Bill Turnure: I would think so. I'm not sure whether it makes a difference but it should be on the property of the sign. I'm not sure. The property line is probably in the middle of that.

Will Moore: Well so there actually is no property line. These are on those two paired buildings. They are two tenant spaces but it's on the same property.

Tim Clites: I actually like the way the sign if you look at the image of the streetscape. The first image of this. The third one where you're walking down main street and you look at the other signs they all tend to be a little square. And if you actually look at them they start to look awkward. I think this one looks nice in that it seems to fit in with the banner signs that are already across the openings. So I thought it I thought it was really nice. Just fits. I had the same question should it be down not between these two but if they go down you can see in that image there's a awning that would completely block it. So really the only place for it is either there or above the entablature if you will and I think above the entablature would look not as nice so I thought it was a good location.

Bill Turnure: Is there signage available for Mystique if they so choose to? I guess it's not our decision to make.

Will Moore: There might be I believe just just visually looking at it that they're probably getting closer to the max. Their maximum allotment would probably be the exact same as the McLaughlins whereas their wall sign is already larger. So this would take J. McLaughlin exactly to the limit of allowable signage for their store front.

Bill Turnure: Okay.

Virginia Jenkins: [Off mic].

Bill Turnure: So you're saying. Speak up.

Virginia Jenkins: I would like to see it closer to the front of their windows

Bill Turnure: So you're saying instead of having it in the middle just move it a little bit closer to Michael open so that it reads like it belongs with that store front.

Virginia Jenkins: Right. Because if Mystique came in and decided to do it also I would assume they'd go to the left but they'd also have the problem of the second floor sign. So they'd have to get closer to the top of their window also.

Bill Turnure: Yeah we're just talking a few inches closer to.

Virginia Jenkins: [Off mic].

Tim Clites: The only reason I debate that little if you put the bracket in center the bracket is probably going to stay. If it's off center it's always going to be off center regardless of who it is that's hanging off of that bracket, right? So from the building side of it I almost think center allows it long term the bracket to stay. And either space could use it depending on who's there and what they and the building owner want to do.

Punkin Lee: I think plus if Mystique doesn't decide to do a projecting sign and this one is moved then it'll be more noticeable that it doesn't appear to be centered.

Bill Turnure: I understand your point Virginia but I think for the sake of the building itself it might be better in the middle.

Punkin Lee: Especially since you didn't have much room to go on our side.

Virginia Jenkins: Yeah. Because there's a sign already there.

Tim Clites: Yeah we'd have to deal with that when if and when they.

Bill Turnure: But that sign is higher obviously than this one would be. Whereas if it was on the right hand side of the building the awning would just block it, fifty percent of it. It would defeat the purpose of having it.

Tim Clites: I would ask one last question of the applicant since we're spending little time on this. Mystique is a dark background with light text and your current entablature is dark text with a light background. Doesn't matter to me but the projecting sign from a distance is going to appear like it's going with potentially with Mystique more than with yours. It doesn't matter to me. I just wonder if you thought about that. It might book end visually bookend if it's the same.

Ted Pronel: Yeah, I mean we did think about that. We thought that the the black and white the black background with the white was more elegant and would show up better down the street. I mean if it's the determination of the board to change it we would definitely change.

Tim Clites: Just for me it's just an observation. I didn't dislike it the way it was but since we're really scrutinizing that whole building as opposed to just the sign.

Ted Pronel: Ideally I would like to repaint the old building and do a different color scheme altogether.

Tim Clites: Come back next month. [Laughter]. We'll talk about it.

Bill Turnure: I mean I get your point Tim. I'm just thinking maybe we just with the font and so forth I'm not sure you would actually confuse the two.

Tim Clites: It's just an observation. I'm not even.

Bill Turnure: It's a good point though.

Tim Clites: Because you're right. You could come back and reverse what's above his door and then a have a new paint scheme for the building.

Will Moore: One thing I will note Mr. Chairman I did not catch it on the application but the dimensions as far as mounting height are omitted from the application so we would need to make sure that we conditioned any approval upon the bottom of the sign being at least 7 feet 6 inches above the sidewalk which is our ordinance standard. Normally that dimension would be provided on the sign permit application of form but it was not.

Bill Turnure: I noted that when I was looking at the the the photograph image that maybe we can determine the height of it so that the bottom of the sign aligned with the bottom of the entablature. So that doesn't go below or too high I think just so it lines up at the bottom of that. I think that would be a nice line to to determine what the height should be.

Ted Pronel: Just for reference the door height itself there is 7 feet.

Bill Turnure: So we're definitely above the. Yeah. There's no question that it is above that. So that's just a thought that I had for the height of it.

Tim Clites: I would agree with that.

Virginia Jenkins: [Off mic].

Ted Pronel: No. I'm sorry. [Off mic]

Virginia Jenkins: [Off mic].

Ted Pronel: I have a photo here if you want.

Tim Clites: The picture looking down Main Street you can see the signs are doing this.

Virginia Jenkins: [Off mic].

Bill Turnure: I'm just thinking it'd be too low if we did the same height.

Virginia Jenkins: No I wasn't suggesting. I'm just curious.

Tim Clites: Want a motion?

Bill Turnure: I'd love a motion.

Tim Clites: I move that we approve COA 19 - 13 (S 19 - 0 7) request of Ted Pronel I hope I pronounce that right for projecting sign at 12 West Washington Street for J. McLaughlin as presented with the clarification that the bottom of the sign be aligned with the bottom of the entablature on the building. And that the sign bracket be centered in the brick pier.

Linda Wright: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Thank you.

Bill Turnure: Thank you. Okay. Action item New Business Action Item IVd. COA 19 – 14 (S 19 – 08) request of David Twiggs for projecting sign and a free standing sign at 301 East Washington Street Masters of Foxhounds Association.

Will Moore: Mr. Chairman this application as well as the next were to be represented by Mr. Ralph. And I've not heard from him. So you can proceed however you see appropriate.

Bill Turnure: Well let's go ahead and move along and we'll just put those we'll table those for the time being. And if John shows up in the meantime then we can circle back. OK we'll move down to action. Item IVf. COA 19 – 16 request of Neil Metzger for exterior alterations and HVAC installation at 301 East Marshall Street. Welcome Neil.

Neil Metzger: Thank you, sir. How's it going?

Bill Turnure: It's going well. First day of summer. Ok. I take it everybody sort of remembers the history of this building. Were you here Virginia when we were dealing with that? Tim you probably were not. Yeah. So. So Neil and his wife have purchased this property and one of the requests that we had for the previous owner unbeknownst to them was the front windows which I understand that they've been redone according to the Certificate of Appropriateness that we issued previously.

Neil Metzger: Correct.

Bill Turnure: And then in the midst of putting in your HVAC it was determined that the best location to come out was through where the door is. Is that sort of the history that?

Neil Metzger: Primarily. It was an aesthetic thing too. And I'm sorry we messed this one up a little bit. We didn't realize. I thought that for the sides and the back of the house it was OK to make alterations. So

we really should have been here first. I apologize for that but yeah I was kind of an aesthetic thing and a livability thing from the inside. It's a real small space and it makes the main level much more functional to only have a single kind of entryway there from the front. It just worked out real well that when we put in a little mini split systems that we could exit everything through that spot where the door was.

Bill Turnure: And we eliminated that deck and stair. Correct?

Neil Metzger: We did. Yes.

Bill Turnure: So the entry to the house now is from the other side on the west side?

Neil Metzger: From the south side, from the front of the house. North side, sorry.

Bill Turnure: Well from that you know my feeling as far as the removal of the deck. That's a positive. I don't think that's a much of an improvement. You know obviously that was added unbeknownst to us or previous to this committee being formed and the door itself is you know again it seems to have been added at a later date. It was not on an original door. Probably not. Probably not.

Cindy Pearson: Is there another door?

Neil Metzger: There is a front door. Yes ma'am.

Virginia Jenkins: Is there another exit? A second exit?

Neil Metzger: The second exit. They consider the windows the second exit so there's not a second door out of the house. No.

Will Moore: Yeah I did confirm with Loudoun County a building permit was not required actually for the removal of this. They confirmed that the existing means of egress sufficed. So and he has obtained the necessary mechanical permits.

Bill Turnure: So the existing siding is wood obviously and you're just going to match that.

Neil Metzger: We are. It's pretty standard it's pretty easy to get the wood siding it comes in 4 by 8 panes which is just enough to cover the spot that we removed. So we'll get that and we can paint that to match so we'll get a color sample and we can paint to match the existing siding that's there. There's also enough space there kind of anticipating the next question. When the HVAC went in, there's a gutter that we can pretty easily move that tubing underneath so a little bit a little bit of tweaking with the gutter will hide that. Kind of the hosing that they come down that runs parallel to the ground. That can be adjusted a bit as well. A lot of that can be hidden underneath the siding and then we'll we'll try to soften the look at that for what goes down underneath the siding. There's about a four and a half foot stone from the ground up. And the plan was to ease that with landscaping and we've got some of the material nice fencing real nice oak aged fencing that was on that property and on Jay Street. So you've got some sections of that left. We wanted to use that fencing to kind of shield the HVAC units themselves and everything that was lower to the ground.

Bill Turnure: I would like at least to see what that material is. What type of fencing would be, how high it would be and that sort of thing.

Neil Metzger: We can do that. You can see a little bit of the fencing I didn't do a very good job in the pictures that I submitted. I printed out if anyone wants to see I can show you. I have a picture kind of close up of what the fencing looks like. But we can certainly add some details around that.

Bill Turnure: Yeah I'd like to know the height of it and how big the space is going to be and you know how far it projects towards the front and all that.

Neil Metzger: OK.

Bill Turnure: Just a basic plan just showing you know the perimeters of it. I'm a little concerned about that snake like thing that's crawling all over your chimney there.

Tim Clites: Is there anyway because that's what I'm looking at too. When you come across the old door then the chimney comes out. Right where that comes out can you go down and then come over to the units rather than run it all across the wall have it come across come down to the ground and over to the units so you lose all this up here? You understand?

Bill Turnure: Just sort of coming across the brick part of the chimney. And I think what we're.

Neil Metzger: Oh run that on the ground?

Bill Turnure: Run it straight down until it gets to the stone and then run it horizontally across.

Neil Metzger: I wasn't there when our HVAC contractor was putting that in he did what most HVAC contractors do and just kind of connected it. Shortest path in between two dots. So it's it's easy to fix that.

Tim Clites: The one thing I actually like is the stone base to the building and so. I was thinking that the black lines might go down to the grade or close to the grade.

[Multiple speakers]

Bill Turnure: But I'm not sure you would be able to take that condensing line right down to grade. It might have to be

[Multiple speakers]

Neil Metzger: I think it's a great point. We were gonna do a little bit of just minor landscaping so we had some kind of you know just the two foot little evergreens. I don't know what they're called but plant those a little bit and then we were gonna do about a 30 inch section of that white fence just in the front. Just to give it a little bit of contrast and kind of ease it up a little. I can certainly include that in the kind of a little sketch.

Bill Turnure: If you can keep those condensing lines below the top of that fence that would be great.

I think we can. I think the issue with that is just like plumbing, right? It's got to kinda roll down to get into the unit but I don't think there's any problem with with moving those condensing lines.

Tim Clites: And the only other question I had. I see that image of the siding but I don't. I don't know if it's just like a piece of part of it but it looks to me like it's a vertical panel siding and the building has horizontal. One of these images that made it look like it's a horizontal beaded siding. So are you looking to replace it with a siding that'll match?

Neil Metzger: Yes sir absolutely. Yeah it'll run parallel to the other siding. Left to right of course.

Bill Turnure: It's an actual panel.

Neil Metzger: They come in 4 by 8 sections. And to your point I am assuming that they run kind of long ways but we may have to get two of them if they run just depending on which way which way the longer one is.

Bill Turnure: Is it possible just to buy just lap siding as opposed to buying a panel? Just buying pieces of the lap siding and then just so that I think that would match the existing siding more than than a sheet of. I've never seen it's almost like T1-11 or something like that that kind of looks like siding when it's really not lap siding.

Neil Metzger: Yeah we can get the individual pieces that's no problem. Not a problem at all.

Bill Turnure: I think that would be a better fit for this house. I mean it's a very nice handsome you know home.

Neil Metzger: Thank you.

Bill Turnure: And I think that would be a better fit for it.

Cindy Pearson: [Off mic].

Neil Metzger: What's that? Oh the Jay Street side? Thank you. A little elbow grease on that one.

Bill Turnure: Yeah, I'm not sure about the panel that 4 by 8 sheet of paneling of siding.

Tim Clites: [Off mic] even the reveal on the siding would probably be three eighths of a lap so that means. I don't know. The siding of wood might be a little tougher to get than some of the. Do we, would we care [inaudible] James Hardie that had the bead at the bottom. Do we care whether it's synthetic or wood? It's gonna be painted? I'm just looking to give him options so when he goes out to find if we say we're matching what's there, he doesn't feel like he needs to come back and ask a different question about the exact material.

Bill Turnure: I just have a feeling that. Well I'm not sure about the Boral but I think he uses the Hardie it's not going to match the wood lap siding that's there. You know it's just not going to be the same.

Tim Clites: I want to say they make a thicker version. One of those two companies.

Bill Turnure: I think Boral does.

Tim Clites: It has a bead on the bottom. It looks like it's beaded.

Cindy Pearson: It says it is. It says wood shellacked edges with advanced bead systems.

Tim Clites: With a bead. Yeah. So. Personally I would be in that location I'd be all right if that was available.

Bill Turnure: OK. So instead of having wood you just said any any composite?

Tim Clites: I don't know how other people feel about.

Bill Turnure: I think as long as it matches what's there I don't think it's gonna make much difference one way or the other.

Neil Metzger: I appreciate that concession, that makes it easier. We worked with Hardie board a lot. But I can we can check on those and we want it to look good too. So absolutely we'll make that blend.

Bill Turnure: Ok. Anything else? So we're going to ask you to come back with the fence.

Neil Metzger: I should be able to get that submitted here probably next week and then we're going to do some work over. We're looking at changing the front door on the sushi bar too so I'll bring that one over as well.

Tim Clites: OK. Ok. Any further discussion? Is there a motion?

Punkin Lee: They have come back with how these how all that cabling is going to go? Doesn't he have to come back with that?

Bill Turnure: I think if we verbally describe it well enough.

Tim Clites: I'm ready. I move to approve COA 19 - 16 request of Neil Metzger for exterior alterations and HVAC installation at 301 East Marshall Street as presented with the following clarifications. The siding will match as closely as possible the beaded siding that exists it be painted. The condensate line can remain as it is behind the downspout and the condensing lines should run vertically down the corner of the building or beside the downspout and they should go vertically to the bottom half of the stone exposed stone foundation before they turn horizontal and that we would like to look at the location and description of the fence before we approve that.

Virginia Jenkins: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Neil Metzger: Thank you very much guys. Have a good night.

Bill Turnure: You too. Get back to work. Okay next action item. Action item IVg. COA 19 - 17 request of University Communities for revisions to approve COA 16 - 23 and 17 - 29 pertaining to gutters, downspouts and lighting at 103 Reed Street.

Will Moore: Quick update for you Mr. Chairman. So subsequent to submission here I did note in here that he's returning only for consideration of the front light fixture and the remaining light fixtures around this home and on the garage. I think on the garage have been replaced with the originally approved fixture so those are no longer an issue. So the only fixture under consideration here is the front fixture. I also noted that he was going to offer to raise the front fixture take a few links out so that the horizontal level of the light source would then be shielded by the arch in the porch. So it would effectively meet the

ordinance requirement that the light source is no longer expose and that has been done now. So the only question is is that fixture okay as opposed to two fixtures flanking the front.

Coe Eldredge: Correct. Correct.

Will Moore: And then the gutter and downspouts is the other part obviously.

Bill Turnure: Okay.

Coe Eldredge: Good afternoon. You stole my thunder. I was going to tell you about the switching of the lights. You know just going the back story was we talked about this before. I went back after the committee meeting to the owner and and proposed you know told her what the issues were and that didn't go over very well at the time. And basically you know quite honestly I was hoping the kind of the issue would go away you know. But I'm kind of stuck between the committee and the owner on this one. But it came up again when we were going for the occupancy on the house next door 105 Will brought it to our attention that still unresolved issues so did go back and you know it's fairly difficult conversation but she agreed to switch the lights out and raise the light as Will just said so that has been done. The situation where the gutters just again sort of what was originally approved was gutters. We only had gutters in two places. It was over the front porch protecting the front door and over the rear door leading out to the deck and they were proposed as half runs. The issue facing there on this property and really all all the properties as you know it's tight building conditions and water management is really the big thing they're getting everything to sort of drain from the front right to the back left and having water travel between the houses. And so what we did come up at the time was that we proposed to switch those two half round places for the entire house in box style and that was to you know to get gutters down the sides. We were having issues with sort of water between the library and the house. And you know it really needed gutters everywhere. And so that's kind of how we ended up where we ended up. And so I guess I'm appealing again to the committee to allow for box gutters. We have box gutters on the library to the right, the house to the left, across the street. I mean there's really every every house up and down the block has that style of gutter. So you know my feeling is that they're appropriate for the house.

Bill Turnure: Ok. Well. discussion? Lighting?

Pumpkin Lee: The light's been changed.

Bill Turnure: It's been changed as they sort of feel it is appropriate. We have to sort of say yes we feel that's an appropriate decision that they've made. You know we can go back in and request

Pumpkin Lee: And now what would we ask for to begin with it and be raised? Way back when it was installed and it was wrong?

Bill Turnure: No they had to sconces on either side of the front door. And so they were going to have to be compliant with the lighting ordinance.

Will Moore: So went when he came back for reconsideration the first time you you asked that he come back with fixtures because all the fixtures around had been changed that comply with the ordinance. So by changing to the originally approved fixtures everywhere but the front that goes back to the original approval which is fine. So the question is are you satisfied with just raising the front light which again effectively I would determine meets our ordinance requirements. But you can still see part of the fixtures so is it an appropriate fixture for there is the question.

Tim Clites: To me I think that's an easy yes.

Bill Turnure: And that's what I'm thinking too you know we've had this discussion about these these shielded light fixtures in the historic district and it's you know anyway we have to resolve that at some point or other. So I'd just as soon not see those on the front of the building.

Punkin Lee: It's gotta be better with that light raised.

Bill Turnure: And have it raised up above the level that arch I think it's a perfect solution. So I don't have any I don't have any issue with the lighting. So the idea we just had this half round on that porch roof in the front and then in the back. Then we have to control the water. So we have to have the gutter everywhere. So the question is we want to have half round running everywhere or not. I went by and looked at it the other day and that's the first thing I noticed was all everything else around that property is the OG gutter. So I don't know whether it fits the style of the house better with half round, maybe. I think it's marginal. I don't know. You know it gives it a little bit of a profile on it. Maybe that's a good thing or bad but that's sort of as I look at it. What's everyone else's thoughts?

Linda Wright: I don't have a problem with changing to those because they are they're everywhere. Hard to make you do that. And I know for a fact that drainage over there is a nightmare. It's very difficult.

Bill Turnure: Yeah I mean the other option was not to have any gutters at all that so that's off the table. So. Thoughts?

Tim Clites: I don't have an issue with the others.

Linda Wright: Yeah, I don't have a problem with that.

Bill Turnure: Okay. All right. Is there a motion?

Tim Clites: Move we approve COA 19 - 17 request of University Communities for revisions to approved COA 16 - 23 and 17 - 29 pertaining to gutters, downspouts and lighting. Sorry I need a breath. At 103 Reed Street as presented.

Bill Turnure: Is there a second?

Virginia Jenkins: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes.

Coe Eldredge: Thank you.

Bill Turnure: All right. Next order of business is the.

Coe Eldredge: No I've got another one right after this one. Not done with my [inaudible] yet.

Bill Turnure: Action Item IVh. COA 19 - 18 request of University Communities for revisions to approve COA 17 - 10 at 105 Reed Street. Next door neighbor.

Coe Eldredge: So I can give you the the backstory on this one as well. So again most of the inconsistencies with the original plan that Will's pointed out have to do with the site conditions and one owner preference but code requires egress from all basements now whether it's finished or unfinished. Our purchaser wanted to finish the basement and they wanted real access door and stairs versus a window well which window wells you know are they're tough. I mean you have a ladder and rail around it and you know they collect leaves so they're not great. So walk upstairs is definitely preferable but we didn't because of the and this is what dictated reversing the doing a mirror image of the house plan. The walk up on 103 is on the left side. We couldn't really have the walk up on the right side you know and again have water kind of coming between the houses. So we had to flip the well exit to the left side. So again everything would drain. So that's how and where the well exit came into play. The garage windows when we submitted the plan we really weren't thinking about how the how the properties would live. So we had the windows on the right side. Well that meant you were looking into your neighbors yard from the garage. So we put it on the left side so you're looking into your own yard versus the right. So that's why those got flipped to the other side. And then I think the other one is the shutters. And that was originally they were paneled as per our plan. And this was somewhat difficult. When we submitted our plan you know initially it was sort of what we were thinking. But then you know someone else gets involved and they have a different preference. So they were changed to the board on board style versus the panel style. So that's one of the sort of appreciable differences in the house.

Bill Turnure: And then the side lights in the front door. Initially they were they had a panel at the bottom of the side lights and now the side lights extend all the way down. The doors in the back are 5 lights high as opposed to 6 which were shown on the original application and we had approved architectural shingles for the garage roof. And that turned. They made that to match the existing asked which is metal. Those are the the main conflicts with the existing application. Any discussion?

Linda Wright: I don't have any major problems with any of that. I think flipping the stairwell is a good idea. All those things.

Bill Turnure: For the changes to the application you know coming in at the end is you know fortunately it's something that you know you know it's everybody seems to be in keeping with it there they're not going to you know push back against this. The thing that gets me Coe and we've had this discussion the last time we came in to avoid you coming to us at this time at the end of the job and sort of you know hoping that we're going to be on board with what you want to change we had sort of set up a plan that you know you could you know send these things to us previously you know you know as they came up so that we wouldn't come down to this at the very end of the job and it just really got completely off that or just wasn't conveyed to your project manager or I'm not exactly you know where it work fell through but obviously it fell through the cracks you know along the way. And you've got another project you know under construction and we just want to emphasize that you know just you know you feel uncomfortable coming back. I'm sure you do. Yes. And we do too because these are fairly insignificant but you know if there were something that was a little bit more significant then then we'd have then we'd have all sorts of issues. And I think both of us want to avoid that.

Coe Eldredge: Right. And that was my fault and I apologize for. You know I actually I frankly forgot about sort of the interim sort of float the idea and you guys can circulate it by e-mail or whatever and I just you know and fortunately this last house is we've had we've had a buyer involved from day one on the design and you met him last time and you know. So I think there's it's been thought through a lot more than when we kind of started off and then you know the other ones and kind of had other changes came and you know there are always changes but you know I think in this next case knock on wood but there will be any but we'll see. I mean we talked about one actually the same issue came up with the garage on you know while we're talking about on on this next house 107 same issue or putting the window on the left versus the right. So it's looking into their own yard versus looking into the [Inaudible]'s yard next

door. So I mean that's coming and I was going to bring that in tonight but will suggest we wait a little while and make sure there weren't any others before we come back. So I mean that makes sense.

Bill Turnure: Will, anything on your end?

Will Moore: Well I just I thought it was appropriate to raise the issue with so it's 107 is the one that's under construction now. So you will be seeing that at some point in time in the future with the same issue with the garage the window being put on the side to it now looks into the yard.

Virginia Jenkins: [Off mic].

Coe Eldredge: It's being built right now.

Will Moore: It's being built right now. But we wanted to introduce that to you at this stage rather than just at the end. But as far as him actually filing an application to legitimize that change I suggested that he wait just in case there are other changes that come up and he can package them together.

Bill Turnure: But I mean at this point I don't think there is an issue but same idea. That window's moving to the inside in this one. I don't have any issue with that. Okay. All right. Any further discussion? Is there a motion?

Tim Clites: I move that we approve COA 19 - 18 University Communities for revisions to approved CEA 17 - 10 at 105 Reed Street as presented.

Bill Turnure: Is there a second?

Virginia Jenkins: Second.

Bill Turnure: All those in favor say aye.

All: Aye

Bill Turnure: All opposed say nay. Motion passes.

Coe Eldredge: Thank you. Again I apologize. Won't happen again.

Bill Turnure: We'll mark that on the record. [Laughter]. OK.

Linda Wright: I guess we aren't going to see Mr. Ralph.

Bill Turnure: Okay. Let's move back to action item IVd. COA 19 - 14 (S 19 - 08) request of David Twiggs for a projecting sign and a freestanding sign at 301 East Washington Street. What's your preference?

Linda Wright: Very nice signs. Does anybody have any major issues with them?

Punkin Lee: I think look nice.

Linda Wright: Yeah they're very nice. Clear and clean. I like to scroll in the round and all of that all fits together so nicely.

Bill Turnure: Question. Maybe you can answer this Will. The sign on I guess that's Jay Street.

Will Moore: Yes.

Bill Turnure: The picture that's been shown there. That's the entrance from Jay Street going into the parking lot?

Will Moore: Correct.

Bill Turnure: OK.

Virginia Jenkins: [Off mic].

Bill Turnure: The backside. Yeah.

Virginia Jenkins: [Off mic].

Bill Turnure: And so it's just the one sign to the right hand side of that opening?

Will Moore: Correct.

Virginia Jenkins: [Off mic].

Punkin Lee: The sidewalk goes all the way down to that sign to that entrance right?

Will Moore: So the concrete will go down to the north side of the entrance and then on the south side going further down alongside the kind of the shed building. There will be a tar and chip path so there'll be still some pedestrian connections.

Punkin Lee: Is their sidewalk on the other side?

Will Moore: Correct. Yes ma'am.

Tim Clites: [Off mic].

Will Moore: We don't have sufficient detail here.

Bill Turnure: The floor plan. I mean the site plan it should be noted on the site plan.

Will Moore: Yeah it would have to be it would have to be on the property side of the sidewalk. And I can clarify that for Mr. Ralph just to make sure. Or I should say behind the there will be a tar and chip path there because it's on the south side of the entrance.

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

Virginia Jenkins: I make a motion to approve the projecting sign and freestanding sign at 301 East Washington Street Masters of Foxhounds Association COA 19 - 14 301 East Washington Street

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Ok. Action item IVe. COA 19 - 15 (S 19 - 09) request of Griggs imperial LLC for projecting sign at 12 East Washington Street Chloe's of Middleburg. Any discussion?

Punkin Lee: on that existing bracket. So I mean that's pretty tall.

Bill Turnure: It lines up at the bottom of the header there.

Tim Clites: Move to approve 19 -15 (S 19 - 09 requesting Griggs Imperial LLC for projecting sign at 12 East Washington Street Chloe's of Middleburg as presented.

Bill Turnure: Is there a second.

Punkin Lee: Second.

Bill Turnure: All those in favor say aye.

All: Aye.

Bill Turnure: Opposed say nay. Motion passes. Very good. Very good. Now we're moving now we're making some action. OK. Discussion items. Anything on anybody's mind? We want to say the thing about Mr. Eldredge at this point? Okay everybody around June 6th?

Punkin Lee: I have the Horse Show.

Bill Turnure: I forgot about that. Yeah.

Punkin Lee: If it rains that night I'll be here.

Will Moore: Could you reschedule that show so it doesn't conflict with the [inaudible] meeting every year? [Laughter].

Bill Turnure: Motion. So moved.