



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



**Monday, December 7, 2023
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, December 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
Cindy C. Pearson, Council Representative

STAFF: Rhonda S. North, MMC, Town Clerk
Estee LaClare, Planning & Project Associate

ABSENT: Virginia Jenkins
Margaret Littleton
Linda Wright

Chair Clites noted that because his presence was required to create a quorum, he would be voting during this meeting on those items for which he was eligible to vote.

Public Comments

Rick and Susan Sierra, of 100 North Madison Street, appeared before the Committee. They noted that they were trying to determine what they wanted to do with their property and would be returning to the Committee next month with their initial ideas for discussion.

Approval of Minutes

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the November 2, 2023 Regular Meeting Minutes as submitted.

Vote: Yes – Chair Clites and Committee Members Lee, and Councilmember Pearson
No – N/A
Abstain – Committee Member Anderson
Absent – Committee Members Jenkins, Littleton, and Wright

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

Old Business

COA 23-32: Replacement Light Fixtures – 408 E. Washington Street – Chris & Carolyn Hersh

Tim Clites, the architect for the project, reminded the Committee that the proposed light fixture that was presented last month did not meet the Town's outdoor lighting ordinance requirements.

Chris Hersh, 408 East Washington Street, the applicant, displayed their proposed light fixture and noted that while candles were present, they did not operate. He explained that the light source was an LED light that would shine down from the top of the fixture. Mr. Hersh reminded the Committee that these would be replacement lights for the fixtures that were located on either side of their front door. In response to an inquiry from the Committee, he advised that the light was a white color.

The Committee opined that the light was a cool white color and questioned whether the applicant could find one with a warmer temperature so it would look more like an incandescent light.

Mr. Hersh advised that the light was glued into the top of the fixture. He opined that he could place a filter over it to change the color; however, he could not replace it without dismantling the fixture. Mr. Hersh acknowledged that the Committee could not vote on this item due to the lack of a quorum and suggested he install the lights on a trial basis so the members could look at them before the application returned next month.

The Committee agreed this would be a good idea. They opined that the proposed light was nice.

Planning & Project Associate LaClare noted that the application would be tabled to next month's meeting.

Chair Clites resumed the Chair.

New Business

COA 23-33: Enclosure for Refuse Bins & Increase Height of Stone Wall – 12 S. Pendleton Street – Nature Composed

Planning & Project Associate LaClare reported that the applicant would like to build an enclosure, increase the height of a fence, and open a gateway so they could shift their trash receptacles away from their rear patio area where their outdoor café was located.

Bonnie Burns, of 106 Walnut Street, the applicant, and Jenn Pino, 12 South Pendleton Street, of Nature Composed, appeared before the Committee representing the application. Ms. Burns explained that they wanted to raise the stone wall, as opposed to place a fence behind it, so it would be more organic in appearance. She advised that they also planned to place plantings in front of it.

Ms. Pino advised that this area was a dead space that did not look very nice. She opined that the proposed use would improve the corner and provide them with more usable space in the rear of the property.

The Committee expressed concern that the proposed improvements could affect the sight distance at the intersection.

Ms. Burns advised that the improvements would be inside the property line and opined that they would not impede the line of sight. She advised that the plantings would consist of hydrangeas, as well as plantings that currently existed. In response to a comment from the Committee that the plantings required motorists to move further into the intersection to see, Ms. Burns advised that it would be no different than it currently was.

The Committee opined that the improvements would be a nice addition to the property. They further opined that it was a good solution. The Committee questioned the construction of the stone wall and the gate.

Ms. Burns reported that they would take up to four feet of the existing wall out to create an opening for the gate. She advised that they would then use that stone and others to increase the height of the wall. Ms. Burns advised that they had a master stone mason who would make it look like it had always been there. In response to inquiries from the Committee, she reported that the wall height would be the same as the height of the existing fuel tank.

The Committee noted that the existing corner piers were slightly higher than the wall. They suggested the piers could have a cap on them or there could be a little bit of an offset. The Committee further suggested the same occur at the new gate.

Ms. Burns advised that they did not get into that level of detail and opined that they would sort it out on site. She suggested they may wish to construct a pier, or they may wish to simply continue the wall up with the slope of the land.

The Committee noted the piers that were at the corner and opined that there was precedent in this area. They suggested the lines on the drawings represented piers. The Committee noted that the drawings included a note that pointed to the gate and indicated there would be piers there; however, they were no higher than the adjacent engaged wall. They suggested that if there were piers, it would be nice if they were raised; however, if there was just a woven corner, the piers should be the height of the wall. The Committee noted that they did not feel strongly about the need for a pier at this location, as the applicant was not trying to invite people into the trash enclosure. They suggested it may be better to just have a wall with a gate.

Chair Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 23-33 as presented, with the clarification that if the applicant decided on piers, they would be raised like the other piers, but they were not required and it could just be a woven corner at the new gate location.

Vote: Yes – Chair Clites and Committee Members Lee, Anderson, and Councilmember Pearson
No – N/A
Abstain – N/A
Absent – Committee Members Jenkins, Littleton and Wright

COA 23-34 (S 23-17): New Monument Sign – 101 Reed Street – Middleburg Library

Planning & Project Associate LaClare suggested the Committee carefully consider whether the proposed materials were appropriate for the Historic District. She reported that what was proposed was a PVC frame, with a gray and black sign face constructed from wooden MDO board with a vinyl front. Ms. LaClare reminded the Committee that MDO was an exterior grade plywood, with a fiber surface that was saturated with resin solids. She suggested the Committee may also wish to consider the amount of text that was proposed and noted that it included the hours of operation, which was not typically on a primary sign in the Historic District.

Chan Liu, Director of the Loudoun County Public Library System, appeared on behalf of the application.

The Committee expressed concern about having the hours of operation on the sign. They opined that the sign was too large for the area and did not look appropriate. It was suggested that the proposed location was too close to the road, whereas the existing sign was set back further. The Committee opined that the proportions of the existing sign were more in proportion with the size of the building. They expressed concern that the proposed colors looked very institutional for the community library. The Committee noted the new logo and opined that the existing one, which depicted a fox reading a book, was more appropriate.

Ms. Liu explained that the proposed logo was the logo for the Loudoun County Public Library system. She advised that the Middleburg Library Advisory Board also cherished the existing sign with the fox logo and reported that the Loudoun Library agreed to work with the Advisory Board to have a design element, which would be a permanent installation, either inside or outside the library, that would utilize the existing logo. In response to an inquiry from the Committee, Ms. Liu advised that the existing logo would not be on the sign itself, as they were putting the County Library's logo on all exterior signs at each branch. She noted that this would be the next step after getting the new sign. Ms. Liu explained that the reason they were seeking a new sign was the existing one was deteriorated, and the posts were rotten. She reiterated that they used a system-wide logo for all the libraries in the county.

The Committee questioned why the existing sign couldn't simply be replaced, using materials that would last. They questioned why the sign had to be a county-wide one and noted that Middleburg was different than other towns in the county.

In response to an inquiry from the Committee, Planning & Project Associate LaClare advised that the staff was recommending they consider whether the vinyl facing and PVC framing post were appropriate for the Historic District and noted that the Historic District Guidelines recommended using authentic and traditional materials, such as wood, glass and raised individual lettering or painted wood letters. She advised that the proposed sign was basically synthetic materials.

The Committee noted that the library was located in a residential neighborhood and opined that the proposed sign was more like one that would be seen in a commercial area. They suggested a smaller sign was more appropriate for this area. It was further suggested that the size and placement of the proposed sign was out of place for this area.

In response to an inquiry from the Committee, Chair Clites advised that the property the library was located on was owned by the Middleburg Community Center; however, the library was managed by the County. It was noted that the Middleburg Library Advisory Board owned the building.

Chair Clites summarized that the Committee felt the existing sign, which had darker elements and a smaller scale, fit with the residential neighborhood. He further summarized that the Committee would like the new sign to match the scale of the existing one, including how far it sat off the ground and its location. Mr. Clites suggested the need, however, to ensure it could be seen. He advised that for him personally, the simplicity of the sign was more important than the logo. Mr. Clites suggested the logo be a three-dimensional element in order to break down the scale of the sign and increase its level of interest. He advised that he was not opposed to the new logo and acknowledged that there was interest in displaying the old one somewhere in or outside of the library. Mr. Clites suggested the need to steer away from the use of PVC posts, as the library was located in the Historic District. He further suggested the combination of a painted post material and a three-dimensional panel that was the appropriate scale. Mr. Clites opined that the existing sign's colors, which were mostly dark, worked visually with the plantings. He agreed with the need for the sign to provide a measure of wayfinding for newcomers to the community.

Planning & Project Associate LaClare reminded the Committee that there were wayfinding signs identifying the location of the library throughout the town.

Chair Clites suggested the new logo be placed inside the building or in the back of the property facing the Community Center so that people who walked from the Community Center to the library could see it. He further suggested the Middleburg Library's branded logo remain in the front. Mr. Clites suggested the need to see another version of the sign.

In response to a comment from Ms. Liu, Planning & Project Associate LaClare advised her that she would send her an email summarizing the suggested changes.

Ms. Liu expressed appreciation for the feedback. In response to an inquiry, she advised that the musical instruments in front of the library were in the same location as originally installed.

The Committee reiterated that the sign materials and scale were very important because of the library's location in a residential neighborhood. They opined that the existing sign fit with the neighborhood, the town and the Historic District. The Committee advised that they had issues with the proposed colors. It was noted that Extira, which was used for signs in the Historic District, could be carved or shaped. It was further noted that Extira would not experience the same maintenance problems as wood and was moldable and paintable, so it looked like wood.

Discussion Items

CDMX Bar & Grill Approval

Vice Chair Lee reminded the Committee that they asked the CDMX Bar & Grill to paint their lattice. She reported that they painted the railing that was perpendicular to the street; however, they did not paint the back lattice as approved. Ms. Lee advised that it was still white in front of the HVAC unit and noted that it was supposed to match the remainder of the lattice.

Outdoor Lighting

Chair Clites noted that he had been working with a lighting company representative to identify light sconces that met the Town's outdoor lighting ordinance requirements. He suggested the Committee consider identifying some readily available fixtures, so applicants would have something to consider when replacing one. Mr. Clites asked that this be a discussion item on the next Committee meeting agenda. In response to a comment from the Committee, he advised that this would also include lanterns.

The Committee agreed it was a great idea to identify what was available on the market. They noted that it was a complicated process to get manufacturers to deal with issues such as these. The Committee further noted that the Town's outdoor lighting ordinance discussed the color of the light.

Chair Clites advised that he would forward his findings to the staff so they could distribute them to the members prior to the next meeting.

Planning & Project Associate LaClare noted that she was putting together a draft Historic District Guideline update related to patios and other outside elements for the Committee's review and consideration.

Quorum – January Meeting

The members who were present advised that they would be present for the January 4th meeting.

There being no further business, the meeting was adjourned at 6:16 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – December 7, 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)

Tim Clites: Remember that? Awesome. Thank you. We'll call the Middleburg Historic District Review Committee meeting for Thursday, December the 7th, 2023 to order. The first order of business is a roll call.

Rhonda North: Chair Clites.

Tim Clites: Present.

Rhonda North: Vice Chair Lee.

Punkin Lee: Present.

Rhonda North: Committee Member Anderson.

Bill Anderson: Here.

Rhonda North: Committee Member Jenkins is absent. Committee Member Littleton is absent. Committee Member Wright is absent. Council Member Pearson.

Cindy Pearson: Here.

Tim Clites: Thank you. And just to make a note because of the number of people here for the quorum, for items that I am eligible for, I will be voting tonight in order to make our quorum. We'll pause for any public comments. If you're here on an application before us, we'll get to your comments when we get to that application. But if anybody has anything to ask us or give us any public comments before we start into our agenda. You're all welcome to be here to listen, but you're welcome to be the first public comments in a year of us offering this to the public. So please come up. This will make my night. I've been pausing for.

Susan Sierra: I hope we're in the right order. Do we have to use this [inaudible]?

Tim Clites: You do. It'd be great if you state your name and address for the record. And we do have people that listen to this remotely.

Susan Sierra: Great. I'm Susan Sierra.

Rick Sierra: I'm Rick Sierra.

Susan Sierra: And we just bought the property next door, 100 North Madison Street.

Tim Clites: Awesome.

Susan Sierra: And so, we wanted to come and introduce ourselves.

Tim Clites: Awesome.

Rick Sierra: Yeah. So we closed on it a week ago, and we're just in initial phases of trying to figure out what we want to do with the property, we're extremely excited to be the owners of the property. And we expect to be coming back next month with some initial ideas to present to you and discuss. Anything else you want to say?

Susan Sierra: It's just a really sweet house. We fell in love with it the moment we walked in.

Rick Sierra: Yeah.

Tim Clites: It's kind of hidden, isn't it? You don't really see it from the street necessarily, but yeah.

Susan Sierra: It is it's got a nice driveway. And anyway, we just really just wanted to come and say hello and we'll be back again in January. There is a little handout though, and it just shows the proximity of the property. You probably all know about it already. And then a couple of the pictures of the house from different angles.

Rick Sierra: Yeah.

Tim Clites: Awesome. Well, we'll share that amongst us. And thank you for coming. You're welcome to stay and listen to how this committee goes. We have kind of a light agenda tonight. But yeah, you're welcome to stay and at any time to log in remotely. So yeah. Welcome to town. Thanks, everyone. All right. Um, the next order of business is approval of the minutes from the November 2nd, 2023 regular meeting. Any comments or corrections to the minutes? If so, I move we approve as submitted.

Punkin Lee: Second.

Tim Clites: All those in favor?

Everyone: Aye.

Tim Clites: Any opposed? Any abstaining?

Bill Anderson: Abstain.

Tim Clites: Motion passes. Thank you. Next is action item old business. And this is a project that I'm involved with. So, I'll step down and let pump Punkin run this part of the meeting.

Punkin Lee: Thank you.

Tim Clites: So, I'll talk for a minute while Chris was getting ready to plug this in. You all remember we looked at some lights last month that didn't meet the dark sky cut off initiatives, and so he and Carolyn, well, I'll let him tell you what he did.

Chris Hersh: So basically, we just went through and looked at what the requirements were for dark sky lights, and I took what was historically appropriate from what we had found that was commercially available, and then took the lighting mechanism out so it can't light, but yet it still represents the candles. And then at the top, put in an LED light that will shine down and through, and it's on opposite sides based on which side of the front door it's on. So, it was hoping to meet the historic aspect and also the dark sky by adapting the light.

Rhonda North: Mr. Hersh, could I get you to give your name for the record?

Chris Hersh: Christopher Hersh, 408 East Washington.

Punkin Lee: Thank you. Could you hold it up? Yeah, that'd be great. So, [00:05:00] as Tim said, because he's had to step out on this, we will not have a voting quorum. We can have a discussion, though. So, Bill.

Bill Anderson: I think it's a great idea. That's very, very thoughtful way to do it. I think it looks very good. Is it, um, is that LED dimmable?

Chris Hersh: [off mic]

Bill Anderson: Going to say if it was dimmable, you could then even adjust it to your what you feel is the nicest look, but it looks good, I like it.

Punkin Lee: Thank you. Cindy.

Cindy Pearson: Um, is that the color also that you are going? [off mic]

Chris Hersh: The white light colored.

Cindy Pearson: Um, the color of the. [multiple speakers]. Okay. And, um, yes, I had said this earlier, I was in Leesburg today and their streetlights, they have the LED on the top, but they don't have any bulbs in it. And you're kind of looking at it, not at first thinking of going what's wrong with that light. So that's very clever to have the candles on it.

Chris Hersh: I think it looks better than some of the other ones.

Punkin Lee: Bill.

Bill Anderson: It's an LED light. I was wondering. It seems cool. I was wondering if you could find one that's got a Kelvin temperature. That'll be more like an incandescent. You know, like. And if it's an LED, you should be able to find one that could screw in. But it's much warmer.

Chris Hersh: It's glued in from the top and then pressed in. So, I could put a filter maybe on it to change the color.

Bill Anderson: You can't change the bulb if you ever have to.

Chris Hersh: Yeah, I'll have to dismantle the light to do it. You mean I can do that, I guess, and try to find them.

Bill Anderson: Just a thought.

Chris Hersh: What we could potentially do, since I know the vote can't happen tonight, is put it up on a trial basis where you guys could see it over the next month and then final approval. In that way, we can put them up over the holidays, and everybody can take a look at it and see how it goes and if need be, make adjustments based on that.

Bill Anderson: It's a good idea.

Chris Hersh: With the committee's approval.

Punkin Lee: Can we do that? Rhonda and Estee.

Bill Anderson: Since we're not voting on it.

Punkin Lee: I know, but I just so the communication is open. I think the new light is really, really nice. And I think, like Bill said, very clever way to make it work. If everyone is okay, we will say, go ahead and put them up and then come back next month for the official vote and presentation. Does that satisfy that?

Bill Anderson: Just let us know when it's up.

Tim Clites: [off mic]

Bill Anderson: Have you looked at night in front of the house?

Chris Hersh: No, I've, right, I haven't.

Bill Anderson: You might think it needs to be adjusted, right?

Chris Hersh: It may result in an adjustment of color.

Punkin Lee: Gonna look nice. Thank you very much for doing all this.

Estee LaClare: So, we'll just table it till next month. Thank you very much.

Tim Clites: Well, thank you all for that input. Um, next action item is new business COA 23-33. Request of Bonnie Burns to create a new enclosed area for refuse bins and increase the height of the stone wall at 12 South Pendleton Street. Nature Composed. Estee.

Estee LaClare: Thank you. Chair Clites. So, they essentially would like to enclose and heighten the area around the fence a wee bit and open up a gateway and to shift the trash receptacles away from the back patio so that where the outdoor cafe, it will not be in that area of seating anymore to put it in more. I would say a more neutral location. So, it kind of does not detract from the ambiance anymore. So, thank you very much. And I have put the applicant along with Bonnie's here. So, thank you.

Tim Clites: Thank you. [00:10:00] Welcome. All the normal name and say hello for the record.

Bonnie Burns: Bonnie Burns. 106 Walnut Street.

Jenn Pino: And Jenn Pino, um, 12 South Pendleton.

Tim Clites: Anything you'd like to add, or you'd like us to focus on beyond what we heard from Estee.

Bonnie Burns: I'm glad to answer any questions. We decided to take this route by raising the stone wall, as opposed to putting a fence behind the wall as being a more organic looking bit. And then it will also have a lot of plant materials in front of that too. So, it's not just going to, uh, plants and flowers and things in front of that like it has now. But, um, I think.

Jenn Pino: It'll actually be a lot better right now. The space has been kind of a dead space and just a space that's been looking kind of not that great for quite some time. So, to give use to it and also build up the wall to hide the trash, I feel like it could actually improve the whole corner. And also give us more wherewithal in the back.

Tim Clites: Thank you. Cindy.

Cindy Pearson: Um, I do have a question. I have driven by the site is not, well, good there anywhere to, you know, make a right-hand turn or a left-hand turn. You have to keep going out. I don't know this Estee. Is that something VDOT has to approve that it's the sight line or I just don't. You cannot see now, period with the plants.

Bonnie Burns: This is all by right inside the property line where the trash bins will be, and then the trash can cans on trash day will be in the same location, right on the grass part of the easement.

Cindy Pearson: Okay, but is it going to be higher than it is now?

Bonnie Burns: It will be around four feet tall, but that isn't um, your sight line is further towards the corner and not this isn't going to impede that at all.

Estee LaClare: It's further back for the renderings.

Bonnie Burns: Yeah, it's quite a bit back.

Cindy Pearson: Okay. And you said there'll be more plants then. Is that on the roadside of the.

Bonnie Burns: Of the stone fence. Yes. There'll be like there is now the hydrangeas and things will still be there. Rearranged a little bit to make way for the gate.

Cindy Pearson: Okay, but that does impede the sight line because you know yourself, if you're there and you look, you can't see traffic coming. You have to keep coming out more. So, with the plantings, it just seems like it's going to make the site even harder.

Bonnie Burns: It will be no different than today.

Jenn Pino: Yeah, the plantings are there. Yeah. Like we're not going to. That wouldn't be something we wouldn't be like dressing up the trash area more than it already is.

Tim Clites: Thank you, Cindy. Punkin.

Punkin Lee: I think it'll be a nice addition to have the trash in a specific spot, especially with Blue Water bringing so many people in your back gate? Yeah. I think it'll be a nice addition. It's too bad you have the telephone pole and the guide wires. But that's what it is.

Jenn Pino: It seems it's going to be outside of that. And really, any, you know, any further plans we'd like to do with that back area we got to get the trash out of there anyway. So that's sort of.

Punkin Lee: I think it's a very nice addition to your whole thing. Thank you.

Tim Clites: Thank you. Bill.

Bill Anderson: I think it seems to be a very good solution. And wall appears to be six, seven feet from the property line. And a little bit further from the [inaudible] the stone wall.

Bonnie Burns: Right? It is the same stone wall we're taking out of, like 3.5ft wide to four feet of it to create the opening for the gate, and we'll use those stones to raise and other stones. But we have a really excellent master mason, who will make it look like it has always been there.

Bill Anderson: [off mic]

Bonnie Burns: Whatever it is, we'll keep it as. But yes, there is. There is some mortar in parts of it, but as you know, you have to be careful with that, with the using the wrong mortar and getting water behind [00:15:00] the mortar, things like that. So.

Bill Anderson: [off mic]

Bonnie Burns: Oh, it's about four inches below. Above the bin. The bins are about three foot eight.

Bill Anderson: So, it would also cover the top of the [inaudible]

Bonnie Burns: It's higher. It's about the same height as the fuel tank. Yes.

Bill Anderson: [inaudible] Because it looks like [inaudible] to build a wall up to hide the bins. But the fuel tanks off to the side and wall slopes down, so.

Jenn Pino: We probably cover it up too. I feel like it makes sense to do that. Yeah, I agree.

Bill Anderson: A little bit more to the West.

Jenn Pino: West. Yep.

Tim Clites: Thank you. Bill. Yeah, thanks for all the input and so far, my only addition to the input so far is I like the way the existing corner piers are just a little higher than the wall. And I know in your drawing you probably didn't focus on it at that level of detail. But to the extent that. The wall itself needed to be four feet high, and the piers could have the cap or just that little bit of an offset. I think is nice, and I think I'd like to see it at the new gate as well. Because it looks like what you're intending is to do a pier, not just the like. Sometimes it's just the wall just kind of gets, you know, put together.

Bonnie Burns: You wouldn't ask for that level of detail, because I think it's going to be something that we have to sort out on site. Just get it may end up being that we want the pier and that may end up being that we just want to continue the wall up with the slope.

Tim Clites: Well, and so that's, that's I think that's a nice level of detail at least to talk through. It may be that we don't as a committee care one way or the other. Um, right now there are um, there are the piers at the corner, but there's certainly a lot of precedent in the area, I would think, for walls that simply come to, you know, a stop point where the stones are kind of linked together and the wall stops just enough for the gate.

Jenn Pino: So, you're saying there should be two piers on either side of the gate opening?

Tim Clites: Well, I was interpreting by the drawing. It looked like there was a line there that was suggesting maybe there was piers.

Bill Anderson: Well, there's a note there on the elevation that says points to the gate adjacent to the gate that there that there are piers there. It's just they're not higher than the adjacent engaged wall.

Tim Clites: So, I guess my comment would be this. I'll just give my opinion. And the rest of the committee can chime in. And we're interested in your input obviously as well. If it was a pier, I think it would look better if it were raised and if it was just a woven corner, which I think is appropriate, then I think it could be whatever the height of the wall is. But I wouldn't. I think it would be feel a little less like the property if it were a pier, but it were only as high as the wall because the other piers don't do that. Does that make sense? I don't feel strongly about the need for a pier there. The idea is you're not really

wanting to invite people in there. It's the trash gate. It's not the gate down where you have piers, where it's like, oh, come in here. The piers kind of.

Jenn Pino: And this one down here is falling over. That's, that's the next step.

Bonnie Burns: We're going to be fixing that.

Tim Clites: Arguably. Maybe it's better to not have piers and just have it be the wall with a gate.

Bonnie Burns: Right. That was another thought. It's like we're trying to just create a screen for the trash bins. We're not trying to create this magnificent architectural moment.

Tim Clites: No, I totally I respect that. All right. Cindy.

Bonnie Burns: Of quite excited about this dropped [inaudible].

Tim Clites: Well yeah. It's nice and we didn't really talk about that, but it is a nice detail. I'm sorry if I missed it. It looks like a painted just a I would call it a board or a plank gate. Right. With strap hinges and then the little screen is the same, same material and finish. Yeah. So, we just go back through the committee one more time. Cindy, anything to add? Any other questions?

Cindy Pearson: No. Thank you. Yeah. Thank you. Punkin.

Punkin Lee: No, but [00:20:00] I like the gates that you mentioned.

Tim Clites: And Bill.

Bill Anderson: No other comment.

Tim Clites: Well, since I have to vote, I guess I could do a motion to. And the motion would be to approve the application as presented with the clarification that if you decide on piers, they be raised like the other piers, but they're not required, and it could just be a woven corner at the new gate location. That's my motion.

Punkin Lee: Second.

Tim Clites: All those in favor.

Everyone: Aye.

Tim Clites: That's all of us. I have to do it too. Sorry, Rhonda, Aye. Thank you. Motion passes. Thank you. Look forward to seeing that. Thank you. Next item of business COA 23-34 S 23-17 request. Request of Tina Reid for the installation of a new monument sign at 101 Reid Street, which is the Middleburg library. Estee.

Estee LaClare: So essentially one thing I just want to point out, the HDRC should carefully consider whether the proposed materials, because the sign is consisting of a PVC frame with a gray and black sign face constructed from wooden MDO board and a weatherproof vinyl front, and MDO is also known as sign board, so it's an exterior grade plywood with a fiber surface saturated with resin solids. It's waterproof and weather resistant, but we wanted to point this out because you should carefully consider whether the proposed materials, in particular the vinyl facing and PVC framing posts, are appropriate in the historic district, per the guidelines. The HDRC may also wish to consider the amount of text proposed on the sign face, which includes the hours of operation which are not typically included on a primary sign

in the historic district, but oftentimes they are placed on storefront in the windows and the doors depending. Thank you for joining us this evening.

Tim Clites: Thank you. Welcome.

Chang Liu: Thank you.

Tim Clites: For the record name and hello. Yes.

Chang Liu: Hi, Chang Liu. I'm the director of the library, Loudoun County Public Library System. I'm here on behalf of the branch manager of Middleburg library. Tina Reid. Um, she couldn't be here because of her family emergency. So, uh, my disclaimer is I have not been very closely involved with this project, and but I'm happy to answer any questions you might have and also bring back your suggestions. We want to be a good neighbor in Middleburg, and I know Tim was involved in the renovation expansion of the Middleburg Library, so any suggestions you have I'd be happy to take back to the staff.

Tim Clites: Thank you. Well, we could, uh, go around the room the same as last time. Cindy.

Cindy Pearson: Yeah. I don't believe the hours should be on the sign because it's. And a sign looks a little large for the area to. Of course, I'm looking at a picture, so. It just doesn't look quite as appropriate to me. And it is set up more towards the road too, whereas the other one sits back a little bit. So, it's kind of like taking over out front. Um, I don't know if there's other things that can be done to make that not as [inaudible] up front.

Tim Clites: Thank you. Punkin.

Punkin Lee: I kind of agree with Cindy on the placement. I also think proportionately that the old sign is a lot nicer in proportion to the size of the building. And the color this looks very institutional for our nice little library. And I also wondered why changing the logo on the top with the, you know, for our community, the Fox reading the book is much more appropriate than just a generic. Whatever [00:25:00] that is a plant, and I would hate to see that go.

Chang Liu: May I answer your comment here. Regarding the logo That's the logo of Loudoun County Public Library that has been updated over the years. And we heard from the Middleburg Library Advisory board they also cherish the old Fox sign. So, we, um, after a new sign is installed, we already told the Middleburg library Advisory Board will work with them to have a design element in the library or outside the library that would use the utilize the previous logo of the Middleburg Regional Library. So, I just let you know that we understand people's emotional attachment to the old logo. And it will a permanent installation using the logo is would be, you know, the next steps after this current sign is installed.

Punkin Lee: So, it will be on the sign?

Chang Liu: It will not be may not be on the sign itself just because we are we have a logo for the library system, and we are having the library logo on all the exterior signs for each of the branches. But we are will be more than happy to incorporate the existing the previous logo into a design element that we could the permanent design element to maybe put on outside of the library or inside of the library, so that people would remember that previous logo. But that's the next step. We just want to get a new sign. And the reason we're requesting a new sign, again, we're open to the material suggestions or size or the lettering on the sign. It's because the current sign is wooden, and it has deteriorated. It's cracking, peeling and rotting the posts are rotten. So, we do need to replace it in some way. And we do have a system wide logo for the for all the libraries in the county.

Tim Clites: Thank you for clarifying. Bill.

Bill Anderson: Well, first, I agree with Cindy about the hours. I don't see the need for that. And I agree with the idea of I like the old sign better than the new sign. I don't see why in light of that why the new sign isn't just like the old sign, as opposed to something that has to be countywide. We're not. We're different than other towns in the county. And having the sign that there and just replicating it with materials that in effect will put will last, I think would be my preference. And I would, I would, might ask for you to say again about the materials. About what we're saying about the materials.

Estee LaClare: So Will and I had discussed this, and what we wanted to make aware for everyone is that essentially in particular the vinyl facing and the PVC framing post, you need to decide whether or not they are appropriate for the historic district, per the guidelines, because per the guidelines, we try to maintain, authentic materials like wood. And as I stated in earlier, about with use traditional materials such as wood, glass, gold leaf, raised individual metal or painted wood letters. And this the sign that they're proposing is completely, like basically synthetic materials, composite and things of that nature.

Bill Anderson: Well, in light of that, it also strengthens my view when you look at the existing sign and I must say I haven't gone out to look at it, so I say this without having done that, that this is a recent, picture of it. I mean, it's not decaying to the point it's falling down, but replicating it to me would be the most appropriate way to fix a decaying sign.

Tim Clites: Thank you. Bill. Thank you all for your input. [off mic] No. Absolutely.

Cindy Pearson: And the other thing I was going to say is with the sign as you've submitted it. You're across the street from a house. This looks like more the type of sign [00:30:00] that you would need out somewhere else, that you want people to see it from a distance, whereas the smaller sign was more appropriate for the area. Not that I'm. I understand what you're saying with the logo because it is a county logo. I mean, it's like one of the banks using their logo. I understand that, but it's just the size and the placement of it to me, that just looks out of place for the area.

Tim Clites: Well, I'm glad you went. So now I don't have to say all of that. Uh. Hold on, I was I had one other thing, but actually, Bill has it on the tip of his tongue. Go ahead. Bill.

Bill Anderson: Is this, who owns the library?

Estee LaClare: The library community center? [off mic]

Tim Clites: Okay, but it's run and managed by the library.

Bill Anderson: It's managed by the library, but it's owned by the community. Another reason why, you know, it's a community building sign as opposed to a I'm sorry, I'm sorry.

Cindy Pearson: It's the community center owns the land. The library owns the building.

Bill Anderson: Got it right. Sorry. All right. Well. That's a moot point then.

Tim Clites: So, I'm going to collect everything I heard, because everything I heard is actually very close to what I was thinking. And that is that the existing sign, because it has dark elements to it and the scale is smaller, it does fit in with the residential neighborhood, I think a little, well, not a little more appropriately, a little, a lot. It's just it feels more appropriate to that particular street, which is, you know, surrounded by homes. And so, I'd like to see the new sign for whatever is on it, um, try to match that scale. And scale includes, like how far off the ground it is. And it being nestled back in the shrubbery there is it's a nice thing when you think about walking past it, it feels like that street. In fact, it may make it difficult for people to realize, oh, I just went past the library. I missed the sign, so there may need to be

a solution as you talk to your staff there. The wayfinding aspect of it, like tucked into the bushes, may not actually work. I don't know, but that would be a good question to confirm with them. And, um. I guess I would, um. If I were to prioritize input. I think for me, the simplicity of the existing sign is more important to me than the actual logo if in fact you're rebranding and when the proposed sign comes, it has a three-dimensional character to it. And often what we see is people taking the logo, which your logo actually has, color the presentation doesn't, and using that as a little bit of a three dimensional element, which I think really helps to kind of also kind of break down the scale and up the level of interest in the sign. And so, I feel like speaking for myself, I'd be. I would be comfortable with a new logo. I really love the fact that there's a lot of interest in and keeping the logo that's there, and finding some way to use it inside, or perhaps outside the existing library. Um, I think rebranding and other businesses would. And I know this is a unique situation because it is very much, you know, a county building, and yet it's very much supported and loved by the local people. And we know everything they've been through in the last ten years or 15, I guess it took them, including the fundraising efforts or whatever. So, there's the I may be speaking completely out of turn when I say for myself that a new logo, I could get comfortable with that. If the scale of the sign and the three-dimensional aspect of it and I do think we have to steer away from the PVC post, which I don't, I don't think I mean things age and weather. And we're in a historic district. And so, we're kind of stuck with that. I think there probably are other signs that we've done in town that have a painted material that's not the kind of pre manufactured PVC post. And so, combining the post with a three-dimensional panel that's the right scale. And you know, the color, I'm just acknowledging that the existing sign because it's mostly dark does seem to fall into the planting visually, it feels a little more comfortable than a stark, all white sign. Um, those aren't the only two colors on the planet, [00:35:00] of course, so. Right. It could be some other version. And I only say that because I didn't hear. And it's probably more your staff that can speak to how effective the sign is at capturing people to get them into the library if they're and a lot of people that use it are have been there many times, but there is still the potential for newcomers that don't, you know, are using the sign as a wayfinding measure to get to the library. Does all that make any sense? Does anybody have any comments?

Estee LaClare: If I made Chair Clites, I wanted to make you aware that there are signs throughout the town and wayfinding signs that are signing to the location of the library, and there are tods which are throughout, um, right before entering the town. So, there's many different signs along the way and telling them to point directly there.

Tim Clites: Yeah. And, you know, I don't really want to do your work for you, but it certainly would be, could be I'll say could be appealing to have that logo if it were inside the building, that would be more like a placard if it were outside the building along the back where it faces the community center, which has a lot of activity year round. There's a lot of people that walk across the community center to come to the library through town. I think there's a way to make that a positive and not give up on it completely, and still allow the library to kind of have their branded logo. Perhaps at the front. Those are my comments. I do think we're going to need to see another version of the sign. So, I want to do a recap that's clear enough that you can take it back, or you can listen to this. This is all recorded so anybody can listen to it.

Chang Liu: And I have lots to remember. You know I think I heard the consistency.

Estee LaClare: And so, and I'm happy to follow up on tomorrow and basically send a comprehensive email in regards to the changes that you have suggested to.

Chang Liu: Thank you. Yeah.

Chang Liu: And we're completely we appreciate the feedback and it's not a problem.

Tim Clites: Yeah. Thank you. Now just one last check. I did all the talking at the end here Cindy, anything to add to that clarification. Disagreement.

Cindy Pearson: Sorry. I would like to ask a question. It's not about the sign. It's just a general question. The instruments. Is that what they're called?

Chang Liu: Yes.

Cindy Pearson: Do they sit there normally? I thought they were over here.

Chang Liu: No, they have been there ever since they were installed.

Cindy Pearson: They weren't over next to the sidewalks then?

Chang Liu: No. They have been the same place. Okay.

Cindy Pearson: That's how it goes. That was just a general question. Thank you for answering that. But no, I think Tim pretty much got everything in that. Thank you.

Tim Clites: Welcome. Thank you. Punkin. Anything to add or any disagreement?

Punkin Lee: No disagreement. I just think the materials are very important and the scale. And because it's in a residential area, the original sign, I mean, I was returned a book today. So, I was there. I looked at it again. Yeah, it's tired, but it fits in. It's not looking like we're becoming commercial in a residential. It's just kind of nice and residential and very in keeping with the rest of the town and the historic district. So, I think the right materials and the right scale is very important. Sure.

Bill Anderson: Well, that's what I was going to. You kind of said everything, but in summary, it's we talked about the proposed sign, the issue of its location, its scale. What it says, what it's made out of. And we're, you know, it's general color that we have issues with. We brought up issues with those areas and that we or some of us think that. The old sign, if it were brought back to a good state of repair would solve the problem, or there wouldn't be a need for a new sign.

Tim Clites: Okay. And the one thing I can add. Thank you. I only have one thing to add, which is we haven't talked about. The sign makers in town are using an extria material for signs which allow them to carve into or shape the border. And it is not wood, and it won't give you the same long-term problems that a wood sign would. So just to be clear, I don't think we're asking for a wood sign to replace the wood sign that's there, but a material that's moldable shapable and paintable so that when it's done it looks like wood, but it has a little more longevity.

Estee LaClare: And that's correct. Yes. Thank you. Chair Clites.

Tim Clites: So, if you all want to check in with Estee or work with her, I'm sure she can answer most of all the questions. [00:40:00]

Chang Liu: And if you could mention the like the brand name, that kind of material in the reply, that would be great. Yes.

Estee LaClare: Yeah. Happy to do that. Thank you.

Chang Liu: Thank you. All your points are well taken and thank you very much.

Tim Clites: Thanks for coming out tonight.

Tim Clites: Any discussion items. Yes. Punkin.

Punkin Lee: I didn't look today, but the restaurant that we asked them to paint the, um, lattice around. I never can remember the lattice. Um, they painted the railing, perpendicular to the street, but they hadn't painted the back lattice last time I looked. Which was last week, so it's still white in front of the HVAC stuff. And they were supposed to match.

Tim Clites: Thank you. I met, I'll just share with the committee. And maybe I can send this to Estee. Who can send it out in an email. I've been working with one of the lighting reps that we work with just in our business to try to pull together a wider range of sconces that meet the initiative that set forth in the zoning ordinance. And I want to spend a little more time and work with a couple of reps, but I think it's worthwhile, this committee, looking at what I would call readily available fixtures. Right, because not everybody's going to be able to afford or have the time or knowledge to do so. Some of these more expensive fixtures do that. But, but and I know it's not all about the cost, but I just feel like it would be good for us to know if I'm an average consumer and I go to Dulles Electric or Dominion, what am I going to see? What are my available options? And then we'll just maybe have that as a discussion item in the next meeting. I'll try to get something sent out in advance. I don't have an agenda there except just for us to be more knowledgeable.

Estee LaClare: I'm sorry, I apologize. I think that would be a wonderful addition to the.

Bill Anderson: You mentioned sconces. Do you mean all lanterns?

Tim Clites: Yeah. Every. But I think I think when I drive through town, I see these old sconces. And they've got the little, like, light bulb that's supposed to match a candle. And it's like, man, like when they're all gone, they're all gone. There is something charming about that. As we know, it's really hard to regulate the wattage or the lumens or the amount of light coming out of that fixture, and it doesn't meet the dark sky initiative. I don't know that I want to, as a committee, go back and try to reengage that through the zoning process. I think it's better to try to capture what's available. I'm sure staff gets this question all the time. I think our guidelines have 1 or 2 fixtures, and so people are like, well, I found that fixture and it's like, well, we don't want the town to, over the course of the next decade, literally have three options. And every building, regardless of its style, age, or character, has one of the three, right? I'm just I'm a little concerned about that from a over the course of time perspective. So, I'll bring some of that and let's have a conversation about it.

Bill Anderson: I think that's a great idea. But as you know, I know everybody here knows it, that it's a very complicated little process getting manufacturers to deal with these issues, because it's not that they don't just put a light switch together, it has to go through the test of illumination tests to so they can be able to map out how we will illuminate that cost them money. It's sometimes it has to go through a UL process that costs money. So, it's a great thing to try to do because there's a lot probably on the market that we don't see that's over on the Midwest or whatever. But doing this is terrific. But it is a difficult and it takes a long time to get a new idea, actually, and out into the field. And by the way. And I should know this, but I probably forgotten. Our guidelines talking about the color of the line. Do you remember what it says? I'm sorry. I apologize for not knowing.

Estee LaClare: Well, I think there's a specific amount of kelvins that were allowed. I think it's 17 less than 1700. I think.

Tim Clites: 2700 incandescent. And 3000 is just slightly brighter than that. Okay. What we find in our work is those somewhere [00:45:00] in that range is usually acceptable. Above 3000 starts to look too white for a historic district.

Bill Anderson: That's why we mentioned I mentioned it, but that I mean, that's a lovely fixture. I mean, all the time it went to do that. But if it's going to be this white, white.

Tim Clites: Well, you maybe you remember that house when that previous owner or two before had the fluorescent. It was like a 5000 Kelvin. It was. It was like. It was like airport runway, bright white blue. And the first thing they did when they bought is get rid of that and put it, you know, in the old, old sconces over there. So anyway, that's just for you all to know. And as opposed to waiting to the next meeting as I get that together, maybe Estee, I'll just forward it to you and you can distribute. Is that all right?

Estee LaClare: That sounds great. We can add it to the discussion for January's meeting. And I just want to add that I put together basically a draft of outside elements for patios and different outside, like where King Street is and [inaudible]. So, some kind of draft for you to review about the elements for outside. Okay.

Tim Clites: Great. How are we doing for quorum? I guess we're doing fine, but you have to talk to the rest of the committee and let us know. I'm fine for January the 4th. All right. With that, we're adjourned. Thank you.