



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



Monday, November 18, 2019

PENDING APPROVAL

A special meeting of the Historic District Review Committee was held on Monday, November 18, 2019 in the Town Hall Council Chambers, located at 10 West Marshall Street. Chair Turnure called the meeting to order at 5:30 p.m.

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

STAFF: William M. Moore, Deputy Town Administrator
Rhonda S. North, MMC, Town Clerk
Estee Laclare, Project & Planning Associate

Action Items

COA 19-36 (S 19-20): Hanging Sign – 105 E. Washington Street – Emmanuel Church Parish Hall

Vivian Warren appeared before the Committee representing the Emmanuel Episcopal Church. She explained that visitors did not realize the Parish Hall was a part of the church. Ms. Warren noted that they offered many programs there.

The Committee expressed concern that the proposed sign was too large for the building and that it covered the door transom. They suggested the address be removed. The Committee further suggested it would be better if dimensional lettering was installed on the tabature, above the dental crown molding.

Ms. Warren advised the Committee that the sign had already been installed. She explained that it consisted of green lettering that was painted on a special board that would always remain clean. Ms. Warren advised that if the sign must be redone, she would okay with that and wanted to be cooperative.

After considerable discussion, the Committee recommended the applicant consider discarding the sign and installing lettering with depth on the tabature of the porch and noted that this was the classic way to do so. They noted that the lettering could be plastic; however, they must have dimension. It was suggested that the lettering could project slightly from the building, rather than being flush, if needed. The Committee noted the need to see the final design before they could act upon it.

In response to an inquiry from Ms. Warren, the Committee explained that if they turned down the application as presented, the applicant could appeal their decision to the Town Council. It was noted that the applicant took a chance when she installed the sign prior to receiving approval.

Deputy Town Administrator Moore advised that if the applicant was willing to accept the Committee's suggestion, the sign could remain as a temporary one until the new design was submitted and approved; however, if she insisted they take action on the application as presented, the Committee must act on it.

In response to an inquiry from the Committee regarding how she wished to proceed, Ms. Warren advised that she would consult with the Rector and would then advise the Committee.

Committee Member Clites moved, seconded by Vice Chair Lee, that the Historic District Review Committee table COA 19-36 (S 19-20), a request of Rev. Eugene LeCouteur for a hanging sign at 105 East Washington Street.

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

No – N/A

Abstain – N/A

Absent – N/A

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

COA 19-37: Roofing & Repainting – 5 Chinn Lane - Eric & Karen Hediger

The Committee questioned whether the proposed roof would be a traditional standing seam metal roof. Deputy Town Administrator Moore confirmed it would.

Vice Chair Lee moved, seconded by Committee Member Jenkins, that the Historic District Review Committee approve COA 19-37, a request of Eric and Karen Hediger for roofing and repainting at 5 Chinn Lane.

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

No – N/A

Abstain – N/A

Absent – N/A

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

COA 19-38: Removal of front porch & certain additions – 308 E. Marshall Street – Tanner Dudley

Kyle Dudley appeared before the Committee representing the application. He reported that most of the additions were falling off the building. Mr. Dudley advised that the cistern was smashed and would be filled. He explained that they would like to remove a five-foot section of the stone wall so they could create a driveway entrance. Mr. Dudley noted that they would use that stone to repair other sections of the wall that were in bad shape. He explained that once the demolition was complete, they would return with plans for the construction of a new addition to the rear of the house, a new front porch that would span the width of the house and the replacement of the side awning over the basement door.

The Committee held some discussion about separating the approvals for the demolition from the new construction. Mr. Dudley explained that the reason they proposed it this way was that they wanted to learn more about the house's materials as they were demolishing it so they could take them into consideration when proposing the new construction. He advised that they anticipated it would take two months to demolish it as they were doing the work themselves and were removing it board-by-board so it would have less of an impact on the neighbors. Mr. Dudley noted that in addition, the Town could not locate the sewer lateral; therefore, they would have to hand dig to find it.

The Committee expressed a desire to have a sense of the design. They expressed concern that if the applicant walked away from the project following the demolition that an unsafe structure could remain. The Committee questioned whether this could be tied to the demolition approval.

Deputy Town Administrator Moore advised that the County's building regulations would address a dangerous structure if that were to occur. He reminded the Committee that an applicant could walk away from a project following demotion even if he/she had approval for a replacement.

The Committee expressed a desire to see a concept plan prior to approving the demolition and questioned whether the applicant could have one in time for their next meeting. They questioned whether waiting until that time would be an issue for the applicant. Mr. Dudley confirmed it would not.

The Committee suggested the need to have an agreement from VDOT with regard to the construction of a driveway before they took action on the portion of the application related to the removal of the stone wall. Mr. Dudley agreed to remove that from the application for now. He advised that he would return with concept sketches at the next meeting.

Committee Member Clites moved, seconded by Committee Member Wright, that the Historic District Review Committee table COA 19-38, a request of Tanner Dudley for removal of the front porch and certain additions at 308 East Marshall Street.

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

No – N/A

Abstain – N/A

Absent – N/A

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

Discussion Items

HDRC Design Awards

Chairman Turnure reminded the Committee that last year, they discussed doing HDRC design awards. He asked that the members think about projects that should receive an award and be prepared to discuss them during their December meeting. Mr. Turnure suggested the Committee identify one or more projects that could receive a letter of appreciation.

It was suggested that the Dudley project may be a good one to receive an award once it was completed.

December Meeting Quorum

The members indicated they would be present for the December 5th meeting.

There being no further business, the meeting was adjourned at 6:21 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – November 18, 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, this special meaning to order. Thank you all for adjusting your schedules to be here tonight so we can get through this. I apologize for not being here last week. And thank you all. Our applicants for putting up with our inability to have a quorum last week or the week before. I guess the first order of business is a roll call.

Estee Laclare: Estee Laclare.

Tim Clites: Tim Clites.

Bill Anderson: Bill Anderson.

Punkin Lee: Punkin Lee.

Margaret Littleton: Margaret Littleton.

Bill Turnure: Bill Turnure.

Linda Wright: Linda Wright.

Virginia Jenkins: Virginia Jenkins.

Cindy Pearson: Cindy Pearson.

Rhonda North: Rhonda North Town Clerk.

Bill Turnure: [multiple speakers] We've handed the baton. [laughing] Ok, moving on. Just to alert everyone. At 6:15. If we have we're still in session to that point I need to run. I'm going to be in Leesburg at 7:00. Hopefully we can get through what we need to tonight. First item, the first action item is action item 2.1 COA 19 dash 36 S 19 dash 20. Request of Rev. Eugene LeCouteur for hanging sign at 105 East Washington Street. Emmanuel Church, parish house. [multiple speakers] It's wireless. You can pick that up and walk around with it.

Vivian Warren: [multiple speakers] My name is Vivian Warren. I represent the Emmanuel Episcopal Church in Middleburg. And we have two signs out. And I believe the first sign that you would like to discuss is the sign that we put over the Parish house. [multiple speakers] All right. It says Emmanuel Episcopal Church. And I went through, I believe, all the processes and I'm here to answer any questions. And also, item number two Will Moore suggested to me that I might also address the issue of the other sign that says the Middleburg Garden Club Green Show. So I'm here to answer any questions. I took photographs of that sign of the Middleburg Green Show. So if you would like to see that.

Will Moore: And just for clarification, that will be handled with a temporary sign permit. So it won't actually involve the committee. That's just administrative. So we can deal with that. Yes, ma'am.

Vivian Warren: Just try to be right here. OK. So here I am to answer questions. One of the reasons that Will just explained, one of the reasons that we felt that was important to put the sign up is because new people or visitors don't realize that that big building, which we call the parish house, is assigned to the

church and that the physical church is right next door. And sometimes that connection is not made. So we have with Eugene LeCouteur. Our new director, we have many new town for the town and visitors programs. And so it's easier to see. Well, that's where the program is tonight.

Virginia Jenkins: As I recall in the last meeting, it was a question of the size. Anybody that was here and I'm assuming since they're things crossed out on the application that it has been redone. Well, no?

Bill Turnure: It meets the ordinance, though, correct?

Virginia Jenkins: The signed permit itself?

Vivian Warren: Yes, it does.

Virginia Jenkins: It looks like it's been corrected.

Estee Laclare: [off mic]

Virginia Jenkins: [multiple speakers] The last meeting, was it not the other size that was a concern?

Will Moore: The committee members who were present for the last meeting, some did state concerned with the size. But what you're seeing on the permit application, where certain numbers are crossed through, that's the same permit application that you saw the previous time. There was an original version that Vivian had, which was much smaller and was, quite frankly, illegible from the sidewalk. So we corrected the application to match the the version of the sign that you see there.

Virginia Jenkins: Well, I know there was also some discussion as to whether the address needed to be on the sign. Rather than on the [inaudible] Because most the signs in towns do not have addresses.

Vivian Warren: Oh, I didn't realize that. OK, I could wait it out.

Virginia Jenkins: Well, that would change this [multiple speakers]

Margaret Littleton: Did you ever think of putting it in the ground?

Vivian Warren: The ground? No. Because people driving by could see and walk by. People don't necessarily look down on the ground. The whole if you're interested, the whole sign costs seven hundred and seventy two dollars to put up to design it, make it and put it up.

Tim Clites: I have a question. Is it currently installed? Is that the picture we're looking at?

Vivian Warren: That's correct.

Tim Clites: [multiple speakers] I think is disappointing, is that it covers the transom window, which is kind of an architectural feature. And because it's already built, it seems like. My first question is, would it be better up on the in [inaudible] little bit of the dent also that we know there's something about to me this the attractiveness of this building is what happened under the porch. Right. It's just not a common thing where up here these are more common.

Vivian Warren: We had the first design that I had was on the right below the dent. [multiple speakers]

Bill Turnure: We're not talking about a hanging sign. [inaudible] Is that still possible? [inaudible] Is it still possible to fix this sign to the in tabature?

Vivian Warren: [off mic] church committee who decided they wanted the bigger sign and not on that. Do you recall that? [off mic] I do have a design from Dave Signs in Leesburg. The first one that we did was within. [off mic]

Punkin Lee: [inaudible] The entrance is so pretty with the looks [multiple speakers].

Virginia Jenkins: I think we did discuss the fact that you couldn't see the transom the way the signs hanging down. And also the fact that it is so big. I think there's a misunderstanding about a sign in the ground. You met one on a post. [multiple speakers]

Tim Clites: A question. How is the lettering on the little border created? Is it applied or is it round and.

Vivian Warren: [off mic] It's painted green. And also it's on a special constructed board that is you never have to clean it. It doesn't get dirty. The competition is plastic on board, that kind of thing. So it always stays clean. [inaudible].

Virginia Jenkins: I have a question just because the sign has already been made. But not approved. Do we have to stick with it?

Vivian Warren: I'm here to be cooperative. [laughing] You know, I mean, if it has to be redone since I'm the one who paid for it and donated it, it's in my basket. Then you will all take me to dinner if I have to redo it.

Bill Turnure: So what are the suggestions for the sign?

Margaret Littleton: Take the address off.

Punkin Lee: And hang it above so that the entrance stays clear.

Virginia Jenkins: And maybe not have the address on it.

Vivian Warren: Well how would we take the address off? Paint it off?

Virginia Jenkins: No I think if you cut down the sign. So it would fit your [inaudible] putting it on the building itself. You see what I'm saying?

Vivian Warren: Yes, I know exactly what you're saying.

Virginia Jenkins: And putting it there and just cutting off the address itself instead of having to redo the entire sign.

Vivian Warren: [off mic] But this is it. This was a different kind of construction? [inaudible] All right. What is the final final here?

Bill Anderson: I don't think we're there yet. [inaudible] But I think you discard the sign when you take letters, whether they're applied, which would be very nice, and you put them on the ban above the dental. [inaudible] That's correct. And no address. It'll stand out because it applied lettering [inaudible] It's very classic. Very classic way to do it except throwing away a sign. [multiple speakers] I don't see how you can take the doing Tim's little cut out. Take the address off. Cut the sign down. It doesn't appear to fit within the above the dent.

Virginia Jenkins: That was just a suggestion.

Bill Anderson: No, it's good suggestion. Save the sign if you can. But I think applied letters. [multiple speakers] Right. Just you know.

Virginia Jenkins: Is that something that can be done there?

Vivian Warren: [multiple speakers] the weather would if you have. In other words, it's each letter is nailed on. Like that.

Bill Anderson: And the weather shouldn't bother it. First of all, it does have an overhang.

Vivian Warren: Well, I have a picture of the [inaudible] I mean, those are the first pictures I took.

Bill Anderson: Yeah. Above the dental work in the [inaudible].

Virginia Jenkins: Have a suggestion where Vivian could go to get [multiple speakers]

Bill Anderson: [inaudible] Does that all the time. I mean, apply letters and they don't have to be metal they can be plastic. But I mean, they can't be stuck on stuff, you know? [multiple speakers]

Vivian Warren: So you're saying that annual Episcopal Church Parish House. The way the site is now, we can't cut it off.

Bill Anderson: Right. Unfortunately [inaudible].

Vivian Warren: My question is what are the legal ramifications? Is your vote. [inaudible] We absolutely have to do that. Take the sign off a redo the whole thing.

Bill Turnure: No ma'am. Whatever we would vote here tonight if you didn't agree with the decision. Then you could appeal that to the town council.

Vivian Warren: I see.

Bill Anderson: Excuse me. Here, let me pass this around. Tim wrote in on [inaudible].

Tim Clites: Any comment I would have to to Bill's suggestion, which I believe the Oyster House, the previous occupant, had painted letters on the [inaudible] probably from a cost perspective, the painted lettering would be more affordable than the metal maybe. Less detrimental to the building over time if you needed it. [multiple speakers]

Vivian Warren: May I also enter up for a minute because that whole section above the dental is very it's been painted a lot of times. It's not flat and right in the middle. Absolutely in the middle between the two pillars. There's a metal plate that right under the S.H. where you have it or under the on the original picture over the P where the E is of Episcopal. There's a flat metal plate where there used to be electrical outlet or a hanging lantern or something like that. So it's not flat you want to paint letters. [inaudible] it's you know, it's really rough.

Bill Turnure: If it was just a plate to cover some electrical junction box or something, you could replace it with a very flat plate and then just paint on top of that if needed. [inaudible] work out the print of the painting so that it's in between letters or something like that. And I don't think would be noticeable.

Tim Clites: I think what Vivian saying is between the dental and what looks like the little molding, about six inches above, it's not flat. We all understand that?

Bill Turnure: [multiple speakers] There's no profile to it. That's not what you say.

Virginia Jenkins: What if a sign was made that looks like it's been painted on just like you all just. That would work, wouldn't it? [inaudible] you could do a background color of the trim as is used that as the background color and then have the black paint [inaudible] that would set it off.

Bill Anderson: I think that's another way of getting the letters on on there. I think it's probably the most inexpensive way. You just have to make sure that there's little room between the dental and the bottom of the trim off there. Don't just throw the whole thing and it can be made in the shop. It might be actually more like two pieces. Because going to be long.

Cindy Pearson: Just want to say that there is a reason we have the procedures here in the town where you come apply first before you make your sign, so you know, Will can correct me if I'm wrong on this. But, you know, you take a chance when you make your [inaudible].

Vivian Warren: Understand 100 percent what you're saying. Yes, absolutely clear. So this is the final final? Is this what you're telling me?

Bill Turnure: What's your preference if we've painted or put a sign in like that?

Vivian Warren: Of course, this was my original design until we got [inaudible] And also what happened was that the sign man, Dave, also told us what the problems would be to put aside because it's wiggly. It wouldn't lay flat. I am open to what you want me to do. Just tell me what you want to do that's practical.

Margaret Littleton: If it came out from the building just a little bit so moisture wouldn't get behind it anyway. Wouldn't that. [inaudible]

Vivian Warren: Yeah, I know exactly what you're saying.

Bill Anderson: And Dave could knowing that situation. That's what they do. He could come up with a suggestion of how best to be able to do that. So the sign reads that the letters read flat and consistent. That's what they do. I think it should throw back at him. Let it be laid out on a drawing, on a photograph as to what it would look like and have him come back and say this is how we're going to achieve that.

Vivian Warren: So it would have to be. We'd have to start all over again because we can't use that. And you'd have to use the kind of board of the plastic that this [inaudible] So it would look just like the way you've done it here. So \$750 out the door. We'd start all over again. That's your final decision.

Tim Clites: If this is the final way we decide to send her off with, we would expect before it's made.

Vivian Warren: Yes, I understand that now. I would never make move a finger until it was consulted with. So the plan is, as I understand it, is I go back to Dave's. He does a new design. And then I present that to you with the new design. So what do I do in the meantime with the one that we have up now? Take it all down?

Bill Turnure: It could be a temporary sign could it not Will?

Will Moore: It could be. We would if she were in the process of getting a new design done, then resubmitting, we would allow the current sign to remain up as we would any temporary sign. We never force somebody to be without a sign while awaiting your approval.

Cindy Pearson: Is there a timeframe for the temporary signs?

Will Moore: There is. But we're flexible on that when it comes to this committee taking its action. I do want to just clarify, because if the applicant if Ms. Warren, as the applicant's representative, is willing to accept your suggestion for something else, that's fine. But if she is insistent on you taking action on her application, as is, then you need to take action on the application as is. And just to distinguish, I don't want you're not dictating that it has to be done a certain way. You're giving her suggestions as to what might be appropriate, but they're not saying this is the way you have to do it.

Vivian Warren: If I want you to pass it. I have to do that.

Will Moore: Well, no. I mean, there could be potential other ways that we're talking about. Individual letters apply. They're talking about a signboard applied above the dental. But if none of that sounds good to you now, you could say no, you have to take action on what I've applied for. And that could be grounds for an appeal to council. So if that's what she wants. So we just need to be clearer if she's willing to accept suggestions and have it revised or if she wants you to take action on what exactly has been applied for. I hope that makes sense. [inaudible]

Vivian Warren: Well, I will consult a higher power. Director.

Bill Turnure: So would you like us to act on this application tonight, or do you want to consider revising your application and submitting it at a later date?

Vivian Warren: I need to consult the director. I will do it tomorrow. And Mr. Moore I'll come back to you and tell you what we're going to. OK. All right.

Will Moore: So I think a motion to table at the applicant's request would be appropriate.

Bill Turnure: Is there a motion?

Tim Clites: I move that we table COA 19, dash 36 S 19 dash 20, request the Rev. Eugene LeCouteur for hanging sign at Washington Street.

Bill Turnure: Is there a second?

Virginia Jenkins: Second.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Opposed, say nay. Motion passes. Thank you for being here. Okay. Action item 2.2 COA 19 Dash 37 requests of Eric and Karen Hediger for roofing and repainting at 5 Chinn Lane.

Will Moore: So, Mr. Chairman. Mr. Hediger was unable to make it to this meeting. He did have an pretty extensive discussion with the members who were present at your meeting on November 7. But if you have any questions about the application, I'll do my best to help answer those on his behalf.

Bill Turnure: Any discussion questions?

Punkin Lee: I think our one concern was that the stonewall [inaudible] Sorry.

Bill Turnure: There a a motion?

Tim Clites: I reviewed the notes. I apologize, I wasn't a week and a half or so ago also, but I did review everyone's comments and I didn't have any issue except to kind of make double sure and clarify that it is a traditional standing metal roof, even though the cut sheet shows what I would generically call 5E crimper or some other pattern that's simply for the color [inaudible]. I think it's the written description that has [inaudible] That was my only comment [inaudible]

Bill Turnure: They did note that the ridge cap was known proposed and the roof panels will be rolled over the ridge roof ridge, so that's a nice detail as well. So they're clear on that. Ok. Any further discussion? Is there a motion?

Punkin Lee: Move we approve COA 19 Dash 37 request of Eric and Karen Hediger for roofing and repainting at 5 Chinn Lane.

Bill Turnure: There a second?

Virginia Jenkins: Second.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Oppose, say nay. Motion passes. Ok. Moving right along. Action item two point three, COA 19 Dash 38 requested Tanner Dudley for removal of the front porch and certain additions at 308 East Marshall Street. Welcome back.

Will Moore: [inaudible] This is Kyle. Tanner's brother.

Bill Turnure: And we reviewed this briefly at the last meeting.

Kyle Dudley: Tanner did a really good job of spelling things out in the pamphlet. As you can see. Essentially, most of the parts have started to take themselves off of the home already, but the additions and the front porch and the side awning where the pretty straightforward ones, I think they were on the drawing the cistern. We met with someone for abandoning. We pumped it down, confirmed it is a cistern and most of the lids are in the bottom of it now. And he had recommended smashing them up and filling it with a compactable fill and going on our way. [inaudible] It is dry now. We pumped it down. There was an old gutter downspouts that fed from the house into a box that then went to it. But even that's been filled with silt. So that's got silt coming into the bottom. There was one port we could see that fed the cistern and then the stone wall section that was referred to at the beginning is just it's about five feet where we're looking, the stone walls in really bad shape. We're gonna have to repair it regardless before we'd be comfortable parking the nice car beside it. But our property here, we got the plant and measured it off. And from Mimi's house to where the stone wall starts, there's a big gap and we're just looking for enough space to punch a driveway in to be able to walk to the door. So of that front stone wall it be five feet [inaudible] what we're looking at and then using those stones on the other side. As we do repairs.

Punkin Lee: Have you heard anything from VDOT yet about approving the driveway?

Kyle Dudley: No, we just reach out to them for the first time. Well, luckily I work with them frequently at my day job, so I've got a point of contact that said is going to elevate and at least get me information on the yay or nay. [laughing]

Bill Anderson: Questions? Can we ask questions?

Bill Turnure: Yes, please.

Bill Anderson: All right. By the way, this does explain very well what the demo. After this is all demo what's next?

Kyle Dudley: Our plan is to do an addition on the rear. Very similar to the house beside it down the hill where it would be demo one two and three off the back will then be longer straight off the back and bump out to the side a little bit. Once we get past the system to allow for a first floor master bedroom would be the plan. And then a bigger kitchen on that first floor with the windows look into the back. We'd put the front porch back on, but we'd like to get approval and we're gonna put together renderings and everything with materials we propose and we'll show them then. Widen the porch from corner to corner or just inside the corner posts on the front and then decide on and we'll go back essentially as it is as a way to cover you as you go to the basement. So keep that basement access and then cistern will just go away and be covered over drafts or hopefully a driveway that would just touch the front of it.

Bill Anderson: Does the original have a basement? How high is that basement?

Kyle Dudley: It's from there is a concrete floor poured in there now in the basement, which I think they probably did when they punched the waterline into it. And it's about 7 feet, just over 7 feet to the bottom of the floors above. So some usable space. And that's just under the original Blue House footprint. Everything else on the back was pieced together as crawlspaces.

Bill Turnure: Going to ask why you're applying for the demo at this point without the drawings for the house yet?

Kyle Dudley: Just to keep moving, keep progress going. We wanted to learn more about products that can be used in this area and verify what was on the house as we're doing demo. And that's what we're able to do. So we had heard that if it was an existing condition on the home, it can play into finishing products. And we've learned since we did the demo in the interior that there was horizontal left side and there was born [inaudible]. So those are all things we're glad we know now that we wouldn't have known had we not gotten approval to do more demo and outside things.

Bill Turnure: And don't take this in the wrong way. But I'm just the only hesitancy that I have with this application is that there we don't have any assurance that you're coming down the road with in addition and plans like that you could demo what's here and leave it or try to flip it from there. I just don't know. So that's my only hesitancy in this application. And I trust that you're going to do it. But I think this committee, if it turned out that you didn't, would be left with egg on our faces. I don't know if anybody else feels.

Bill Anderson: I think you make a terrific point. Would a concept plan suffice to with this application to give some bit of

Bill Turnure: Absolutely. I mean, we could do a pre application review for the additions if we wanted to do that.

Bill Anderson: That would still allow them as they develop their plan to make adjustments. You know whatever it is.

Bill Turnure: You wouldn't have to have a full set of drawings. I mean, to be quite honest, it's going to take you, what, two days to do this demo?

Kyle Dudley: Yeah. It's more the access to the house [inaudible] it's restricted access. We're trying to keep things moving forward before the holidays. And throughout that period so that we don't have to

make a big mess on the neighbors or the access from the side or in the street. We're gonna do it piece by piece.

Bill Anderson: What usually happens on and I guess is on a bigger project would be when you get a raise or selective demolition permit just for the reason that you say the municipality. Course a bond sometimes just like VDOT [inaudible] roadwork that assures that, for instance, if the owners drop the project moved away the site could be brought back to you know assailable. Not the inside of the house, but at least the site. I don't know if that's even. I mean that's not something that Middleburg does I guess. But that's how they handle it.

Bill Turnure: I guess my question to the committee is, if they did take these additions. Do this demolition as they've applied. Not discussing the stone wall. Would it be better without the additions? Even if they took them off? [multiple speakers]

Bill Anderson: Your point is that they take the additions off and something happens and they walk away. The neighbors are going to be looking at the back of empty you know wall in the back of a house.

Kyle Dudley: There is a wall. There is a wall in the back. [inaudible]

Bill Anderson: So if the additions were taken off, the back of the house will be. [inaudible]

Bill Turnure: And I'm sorry I can't remember. Were you going to take the [inaudible] on the siding off the front of the house as well at this point?

Kyle Dudley: No we were just looking to get the rear, mainly the rear so we could start to lay out footers and things like that.

Bill Anderson: [inaudible] We deal with schedules all the time, and I can appreciate that you want to have momentum and do the work. But OK, you demo it before the holidays and it's going to sit around because you don't have plans to what you're going to be doing. So if you look at it well how long does it take to get a set of plans then get them approved not by us. And then actually construct. You've got this, you know, months and months of work. What is the rush other than trying to get it done before the holidays and get the demo done? [inaudible]

Kyle Dudley: It's heading into the holiday season. We figured two months to get these things down off the schedule that my brother and I are working at doing a lot of it ourselves. And by that time we'll have our plans put together, submitted, the renderings drawn.

Bill Anderson: How long is it going to take to get your plans approved and drawn first? How long is it going to take to get them drawn up and then approved by the. That's right. Then get him course approved here.

Kyle Dudley: We're shooting for 90 days, 100 days.

Bill Turnure: So you guys are going board by board take it down? [inaudible].

Kyle Dudley: We're going to this board by board and it's going to be a lot lower impact for the people around, a lot less noise, a lot less permitting for leaving the machine on site and things like that. So that was our plan to take it out piece by piece. And then once we're getting to the point where it's cleanup, we still the town hasn't been able to locate the sewer line. It was not connected to the bathroom that was on the back or if it was it came apart and has not been located. So that's going to be a lot of hand digging that's below those houses that we're gonna have to do. So there's a lot of question marks that we need to dig through. That's why we're hoping to get the units.

Margaret Littleton: You said you were going to dig footers.

Kyle Dudley: We want to lay out footers, so we want to dig some test holes. Take a look at what's there. And that's all going to be underneath where that building is sitting.

Tim Clites: If I were to throw in my two cents, I would feel better about having some sense of where the design is going. You must have started on the design. And we're going to meet again in a week and a half or two weeks if we're all available. It would seem to me like it's worth at least seeing that so we can tie this approval. I think you're right. Time this approval to some sense of a direction is important, right? Because otherwise it just feels like we're. We're approving something heading into the winter that it could set like out. However, it might sit there for until March or April and now you've got the potential for unhappy neighbors that would come to the town and say what got approved? Well, we don't know. You haven't seen any of it. Just seems like it's worth at least seeing wherever the design is currently or within the next week or two if we meet the beginning of December. And that means that the entire demolition could continue. Looking at the pictures it looks like there's still plenty of interior demolition that could be done.

Bill Anderson: And Tim makes me think of another issue. It's unlikely that let's say you come in in two weeks and have a concept plan. We're not talking about elevations necessarily plan how it fits the zoning. You have to make sure it does that. We're not looking at zoning issues per se, but even if they do that and we can go ahead. The likelihood that when they take this thing down and let's say it's down by January 1 and again they walk away for some reason that we might have an unsafe condition there. In other words the approval for a demo. Are they getting a demo permit? OK. I can't recall. But does that really provide them with guidance for safety issues? In other words, they take it out. There's holes. All these things going on debris. It's an unsafe condition to sit and enable it. Do they have to protect the site. I don't know what the regulations, how they tie to the demo permit but in other words if they do this and there is that lag they've got to protect the site. And who's going to make sure how do they make sure we do that? We can't tell them to do that, can we?

Tim Clites: I don't think that's any different than any other project in a residential project. That's not normally part of your permitting.

Bill Anderson: But not if it sits.

Tim Clites: I understand.

Bill Turnure: I understand what you're saying, Bill. But you can get a building permit and continue to renew the permit for a year. So they you know, even buildings that haven't been permitted could be sitting there for a year.

Bill Anderson: I know that. I'm just worried about the demo and an unsafe condition before a building permit is issued. And there's no work going on. But if the regulations cover it.

Will Moore: So there are regulations that the county will have as well as the town if a dangerous situation were to exist. I would just say that I fully appreciate the desire to to see something about what might be going back. But the concern about if you approve the demolition, the demolitions happen and then somebody might walk away. That could just as easily happen. Even if they had an approval for something to go back they could demolish the part. And then they could walk away without doing the approved new construction. There's nothing gained or lost by addressing that.

Tim Clites: I think the difference is something is gained or lost. If you have a permit, you've been through the process. We've looked at it. We've given you input. There's some amount of oversight on

behalf of what we're responsible do. And so to me having a conceptual plan as we understand we don't have all the details. By the way let me just back up. I love your process. This is great. [inaudible] I want to pull it apart. I want to learn something about the building that's going to influence what I'm going to come back to you with. You should be commended for that. Because that's a really positive thing. You just understand our hesitation as a committee to kind of say, OK, we'll go ahead and continue without really us having any even just a conceptual sense of where you're headed. I guess I would just ask the question is, is it possible in two and a half weeks or by the time we would meet next year just some basic conceptual plan that you can kind of say, look this is where we're headed. This is what we've learned and this is how we think we're going to. As you've seen these from [inaudible] applications tonight, we're very interested in the details. It's not our job to design it for you but we want to give you input along the way. And I don't think that would if it is a two month demolition process, it shouldn't slow things down too much. When I look at these pictures, there's plenty to be done. That satellite dish the stuff in the you know [inaudible] there's just lots of stuff that already well within your right to start or continue to remove.

Bill Turnure: Have you applied for the demo permit yet?

Will Moore: Yes. And so he's applied. I think this is all that we need. The appropriateness here proves so then we can bring it to them. Submit it.

Kyle Dudley: And I mean, if there's questions on the [inaudible] the house, we're 90 percent there. We know we have sketches of what and that's what I'm going to bring back to you guys. But we know in general what materials are going to use for the areas we're looking to do horizontal [inaudible] in the front in lieu of the shingles that has metal roof, the half round gutters five quarter by six PVC corner posts and single story addition with 10 foot ceilings on the rear and a gable going straight out the back that then just turns for the first floor. [inaudible] I'm just trying to score a couple extra. [laughing]

Bill Turnure: It has nothing to do with you. I have full confidence that you're going to move forward on this. But, you know, it's just as far as you know what we're responsible here on this committee. We're just trying to, you know, watch out for that. And the town. Is it going to be horrendous to your schedule if we wait until the first in December?

Kyle Dudley: No.

Bill Turnure: Would everybody would feel comfortable with that? I mean, I would be OK with that. And as I said, I'm going to have to run out of here the stone wall I'd feel more comfortable we had some sort of agreement or some sort of document from VDOT to say yes you get this [inaudible] then to say no you can't do that. And then we're left with this wall that's [multiple speakers]

Kyle Dudley: Ok, maybe we can if we meet again, we'll bring the sketches, the drawings, and then we can pull the wall out of that and continue with the rest of it.

Bill Turnure: [multiple speakers] And if you find out from VDOT in the meantime then you can get a permit applied for and approved and that'll be fine, too. [multiple speakers]

Will Moore: In fairness to VDOT they're actually generally pretty good with single family dwelling driveways. [inaudible]

Bill Turnure: So with that said is there a motion? [inaudible]

Tim Clites: I move that we table COA 19 dash 38 request of Tanner Dudley for the removal front porch in certain additions at 308 East Marshall Street.

Bill Turnure: All those in favor say aye.

Everyone: Aye.

Bill Turnure: Oppose say nay. Motion passes. Thank you. [multiple speakers] If you can convey to us what your ideas are. I mean, it's easy when it's said. But we want to make sure that we're sort of in agreement with what is going on.

Kyle Dudley: And there can be minor changes to that along the way.

Bill Turnure: Absolutely.

Tim Clites: Would you even say that we're really not concerned about how they're laying out the inside of the house? [multiple speakers].

Bill Anderson: At this stage you're going to come back. Is this supposed to be the last time that we'll see it? [multiple speakers]

Bill Turnure: I brought up this you guys can discuss if you'd like the HDRC design awards. I don't have anything in my mind that pops in. You guys might have something. You want to just think about it. And then we can sort of have a discussion December 5th or maybe you already have and you've got some projects that you think are memorable or you know, of good quality to to have a have an award given to it. Then I think that'd be just a nice thing to do for them. [inaudible] We haven't done anything. [multiple speakers] to discuss and come up with a A or multiple projects, signs, you know, whatever it might be that we think we would like to have a letter of appreciation or whatever it is and put it in the paper, put it on the website and whatever it is, just so people understand it [inaudible].

Bill Anderson: I have a feeling that this project, when it's all done [inaudible]

Bill Turnure: I completely agree. OK. That's all I have for the design awards. Be ready to sort of discuss that in December and everybody's going to be here December 5th? All right. Gonna hold it to you. All right. There a motion? Thank you all.