



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



**Thursday, July 1, 2021
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, July 1, 2021, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m.

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

STAFF: William Moore, Deputy Town Manager/Town Planner
Rhonda S. North, MMC, Town Clerk

ABSENT: Virginia Jenkins (unexcused)
Margaret Littleton (excused)

Approval of Minutes

Chair Clites asked that the minutes be corrected to reflect that the kelvin for the light bulbs was 2,700, not 2,000.

Committee Member Anderson moved, seconded by Committee Member Wright, that the Historic District Review Committee approve the minutes of the June 3, 2021 regular meeting and the July 17, 2021 special meeting as presented.

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

Discussion Items

Residences At Salamander Design Plans

Deputy Town Manager Moore reminded the Committee that they previously adopted The Residences at Salamander Guidelines, which would be used for the review of those COA applications. He noted that Salamander was using a limited number of designs, with homeowners having the opportunity to select different exterior colors and materials. Mr. Moore reminded the Committee that they suggested Salamander bring the designs before them for review before submitting applications. He noted that the Committee was not mandated to a certain level of detailed review of the applications and advised that it was up to the HDRC to decide their level of comfort.

Gretchen Yahn appeared before the Committee representing Salamander. She advised that she would like to discuss the procedures for the application reviews so she could create a master file. Ms. Yahn reminded the Committee that some details would be the same regardless of the design selected, such as the roofs would all be black standing seam metal roofs and the windows would all be the same. She advised that clients would have the option of selecting from four exterior colors and the veneer, with those options consisting of horizontal siding, board & batten, or stucco. Ms. Yahn reminded the Committee that the homes may or may not have a garage, swimming pool or outdoor fireplace. She stressed that these would not be custom built homes.

Ms. Yahn reminded the Committee that the designs for The Vineyards section would consist of The Vineyards design plan and two hybrid plans. She noted that the hybrid plans existed due to some of the lot sizes. Ms. Yahn advised that the designs for The Stables section would consist of The Stables design plan and one hybrid, which was simply a small footprint of the original version. She reiterated her desire to develop a process for reviewing the applications, for which she would then develop a master plan. Ms. Yahn suggested the Committee prioritize the review of The Vineyards plan with the one car garage first.

The Committee held some discussion as to the process that would be utilized for the review. It was noted that the suggestion was for the Committee to review the five design plans in general. It was further noted that as the applications came in for review, Ms. Yahn would provide an updated site plan that would show which design plans, including colors and materials, had been approved for which lots at that point in time so the Committee could see how each house related to the adjoining ones. The Committee agreed they would want to know the same level of detail as they would for an application for a COA in the Historic District. They noted that once they reviewed and approved a version, the only thing that would need to be reviewed for the next application for that same house design would be its relationship to the neighboring homes.

Ms. Yahn stressed that while the homes would be customized on the inside, this would not be the case on the outside. She advised that the swimming pools would all be the same. Ms. Yahn further advised that they would not allow two houses of the same color to be together. She requested information on the process for the reviews and opined that they would have applications for six or seven houses in The Vineyards soon, to be followed by two for The Stables. Ms. Yahn noted that the Committee could be reviewing six applications at once and opined that it would be easier to address the details first so the application reviews would be easier.

The Committee agreed they would like to see the following details for The Vineyards plans:

- Base of the columns, the flagstone, and the stone veneer
- Capital of the columns and the beam above it
- Overhang
- Corner boards for the horizontal siding and the board & batten veneers
- Casing
- Light fixtures
- Rake and soffit
- Sliding barn door
- Flat panel
- Foundation
- Shutters
- Gutters and downspouts, including locations and how they will be attached
- Stone veneer
- Door hardware
- Lattice, including the finish
- Step risers on porch
- Stone grill
- Window boxes

- Framing sections
- Ceilings
- Porch flooring
- Windows and sills, including headers and sides
- Wall finish between the columns
- Column details if the outdoor grills remain a part of them

The Committee opined that the stone infill on the left elevation appeared strange. They suggested the use of a lessor material. Ms. Yahn suggested the use of shiplap.

In response to an inquiry from the Committee, Ms. Yahn advised that the air conditioning, pool equipment and meters would be in the back corner of the house and would be concealed with plantings. She advised that they would not have fencing if possible.

The Committee and Ms. Yahn held some discussion as to how to handle the outdoor grill. Ms. Yahn explained that the idea was that there would be a serving window in the kitchen that would be close to the grill. She advised that the idea behind the stone enclosure, as opposed to an alternative material, was to have no maintenance. Ms. Yahn suggested it may be possible for the grill and enclosure to be more detached from the house. She opined that the garages would be more like pool houses so there was no opportunity to move the grill to another location.

Chair Clites suggested a design similar to the ones used in Charleston for the outdoor grills, which was successful without the use of stone, so they would disappear.

In response to inquiries from the Committee, Ms. Yahn confirmed the pools would not be fenced as they would have automatic pool covers. She advised that the utilities would be underground.

The Committee held some discussion as to whether the gutters and downspouts should be in a contrasting color, as opposed to matching the house. They noted that they tended to prefer they look like an accent.

Ms. Yahn advised that she was trying to keep as close to a farmhouse look as possible. She noted that the windows and doors were already black and suggested that too any dark colors would create a modern appearance. Ms. Yahn advised that she would not want the gutters and downspouts to be a contrasting color; although, she acknowledged that the idea was interesting. She confirmed the downspouts would be round and that they would be larger than the gutters. Ms. Yahn noted that the fasteners would be concealed. She advised that the roofs would contain black snow guards.

The Committee suggested they provide the desired details on the other designs at their next meeting.

Ms. Yahn confirmed she would provide the details to the Committee for The Vineyards plans during their next meeting. She advised that she anticipated submitting applications for that section in September. Ms. Yahn suggested the Committee discussed the details of The Stables designs during their next meeting, when they would have more details.

In response to inquiries from the Committee, Ms. Yahn confirmed the houses would not have security lights. She advised that the lighting for the swimming pools would consist of recessed lights under the porch, coach lights attached to the garage and porch, and some lighting in the planters, supplemented with lanterns provided by the homeowner. Ms. Yahn noted that the windows would contain slate sills and the pool surround would consist of flagstone, both in subtle gray colors to fit in with the cool gray color palette they have selected for the subdivision. She advised that the slate would also be used on the porches and terraces and on the wall if there was a second terrace. Ms. Yahn confirmed there would not be an outdoor shower, as the garage would contain a shower. She reported that the landscape architect was currently working on the landscape plan and opined that the clients would want more landscaping,

particularly in the back of the houses to provide privacy. Ms. Yahn advised that the outdoor fireplaces would be wood burning; however, they would also contain LP gas logs. She noted that the gas would be available via an in-ground tank that would be located behind the garage.

Ms. Yahn reiterated that she would provide the details, including the different veneer mock-ups and samples, during the next meeting.

The Committee asked for samples of the three texture options. They suggested the details that were identified during this meeting also be applied to the other plans. The Committee further suggested they start their detailed review with The Vineyards plan.

Ms. Yahn noted that The Vineyards plan was the most detailed; therefore, it would be the most difficult to review.

July 15th Special Meeting

Deputy Town Manager Moore reminded the members that this meeting would be to review the draft Historic District Guidelines update. He suggested that if the members had any further comments on The Residences at Salamander designs, they also bring those at that time.

Committee Member Anderson noted that he was not sure whether he would be present for the special meeting. The remaining members who were present confirmed they would be. Chair Clites asked the staff to let the Committee know if there appeared to be a quorum issue.

The Committee held some discussion as to whether they should visit The Residences at Salamander sales office to see the exhibits. They agreed to have Ms. Yahn bring them to the meeting.

Historic District Guideline Updates

The Committee expressed a desire to see the draft guideline updates in advance of the meeting.

Deputy Town Manager Moore confirmed Planning & Project Associate LaClare was pushing Frazier & Associates to get them to her early so they could be included in the agenda packet. He opined that the Committee may need to schedule a special meeting in August to address them. Mr. Moore reminded the members that the updates must be completed by the end of August under the terms of the grant that was received for the project.

Town Hall Project

In response to an inquiry from the Committee, Deputy Town Manager Moore confirmed the 50% construction plans would be presented to the Committee once they were received.

There being no further business, the meeting was adjourned at 7:01 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – July 1, 2021

(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: All right, if we're up and running, we'll call the meeting to order for Thursday, July the 1st, 2021, the Middleburg Historic District Review Committee meeting. Our first order of business would be a roll call.

Rhonda North: Chairman Clites.

Tim Clites: Here.

Rhonda North: Vice Chair Lee.

Punkin Lee: Here.

Rhonda North: Committee Member Anderson.

Bill Anderson: Here.

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

Linda Wright: Here.

Rhonda North: Council Member Pearson.

Cindy Pearson: Here.

Tim Clites: The next order of business is approval of the meeting minutes, both the minutes from the June 3rd regular meeting and the June 17th special meeting. I will ask if anyone has any corrections, the only correction I noticed was the Kelvin temperature of light bulbs is two thousand seven hundred. And that is the color of warm, not two thousand, I think, in the notes it says two thousand. So we used the term, like generically, people say 2700K. Is that correct? [off mic] It's one of those, you know. Yeah, you get it, it kind of gets seared into you. Anybody else have any other corrections or comments about the minutes? We have a motion to approve them.

Bill Anderson: I'll make a motion to approve the 6/3/21 minutes and the 6/17/21 minutes has as presented.

Tim Clites: Second?

Linda Wright: Second.

Tim Clites: The roll call vote.

Rhonda North: Vice Chair Lee.

Punkin Lee: Approve.

Rhonda North: Committee Member Anderson.

Bill Anderson: Approve

Rhonda North: Committee Member Wright.

Linda Wright: Approve.

Rhonda North: Council Member Pearson.

Cindy Pearson: Approve

Tim Clites: Thank you. And the next item is a discussion item. Its initial review of the various plans for the Residences at Salamander. Should we start with Mr. Moore?

Will Moore: Certainly. And just briefly, Mr. Chairman, so we discussed previously and then you ultimately adopted an update to the design guidelines for the Residences at Salamanders. So it's just a reminder to a specific set of guidelines completely separate from your historic district design guidelines. So as the individual applications come in, you will use that set of guidelines to to rule on the certificates of appropriateness for the individual homes. So as Ms. Yahn explained, I think during the meetings when we were discussing the design guidelines, they are actually using a limited number of sets of designs from which the the purchasers will be able to choose. So there will be many homes that have the same overall design, even though there may be some differences in color or the type of siding that's applied to the outside. But the basic designs, there's a limited number. So before bringing forth any individual COA applications, kind of floated the idea of them presenting those limited number of designs to you for your kind of initial reaction and discussion. So we have quite a number here included for everybody else's benefit. The chairman and I and Gretchen and [inaudible] from Castlerock tried to arrange a meeting to maybe have a pre meeting to discuss how this would go, but we were just unable to coordinate our schedules. So I kind of go back to we are somewhat making this up as we go along. And what I mean by that is you have the design guidelines, but you don't have a mandate in terms of the level of detail that you might go into. And looking at these individual applications within the historic district, you go into great detail, I think, and appropriately so. And it's kind of going to be a process of feeling out what your comfort level is with the amount of detail you go into and reviewing these. Do you just want the overall elevations or are you going to get into some of the finer details like how are the brackets that are attached to the gutters and downspouts, are they concealed or are they not concealed those kind of like really detailed aspects of getting into the historic district? So I think that's part of the discussion that we have here. But as far as how you proceed here, do you want to tackle a high-level review of each of these designs this evening? Do you want to go back to a little more detail on a few of them, but not all of them? I think that's all up for discussion now. And I would certainly [off mic] So that you can have a discussion.

Gretchen Yahn: So the purpose a lot of tonight was to discuss kind of procedurally. What again, we're going to be looking at to the level of detail, not so much the I'd love to hear initial comments and things. So that's not what I'm saying. I don't want to hear. But today, what I was thinking is that. Wanted to discuss kind of almost like a master file, because when we when we get down to the plan's elevation and the like, the only things that are going to be changing, like all the roofs are the same standing seam. OK. All of the windows are the same, you know, mutton color, really, the only difference that's going to happen with regards to a client is going to be the color that they choose of four colors that are going to be presented to them and some options that they choose in terms of what type of veneer that they want to have on the structure. So there's two options we're kind of giving them that are confined options that would be the same for every residence. But you can choose a horizontal siding or a board and batten or stucco and you can choose this color. Those are really from the standpoint of outside of the house, it's really the only thing that they can that they're choosing. OK, so if I were to take a vineyard plan, I'm just going to use that as an example. We would see that it would still it would have its black metal roof. It would have it same type of windows. The fenestration of the windows that you see on the plan would be

what you'd see on the plan. But from the extent of what's different between this vineyard and this vineyard next to each other is an element of color. And I would say texture in that it's what's their veneer going to be, OK? The only reason I'm bringing this up, because as we were discussing with, I did have a quick kind of meeting about a week ago with Will was, you know, do we want to have 80 million small chips of what would be the same color again and again? You know, we were discussing maybe having a master file that has, you know, the same the four colors. And, you know, we bring it with it because we're not reinventing the wheel each time. And that's, you know, not that I'm trying to [inaudible] coming through here, but just trying to say, OK, on lot 12, we're doing the vineyard. It's going to be Burton White with horizontal siding and lot thirteen is getting presented this time. And it's a vineyard and it's Kendall Charcoal. And it's, you know, in stucco. That's kind of the parameters. This one has a garage, this one does not. But the garage, if they both had garages, would be the same one car garage, same color, same veneer material. So as opposed to going out there and building, you know, a custom residence each time the customization is coming more towards the inside in terms of their selections and also in terms of are they going to get a pool? Are they not going to get a pool? Are they getting kind of the fireplace to the back or are they not getting the fireplace? And we've very much cold this down in terms of where it's going to be. So that was one of the things I discussed with Will was as we're kind of in that make it up as we go along, coming up with more of a master file kind of scenario, because in the vineyards we're going to have the vineyard plan. And we came up with two other plans, which is the hybrid vineyard hybrid one and Vineyard hybrid two. Those were necessitated because of the lot size. We couldn't get the original vineyard plan on the on the width was too much with a drive and then to meet type of, you know, all the ordinances and the like we couldn't we want the garage out front. We don't want, you know, so we had to then come up with one other two other type of plans. So that's kind of the vineyard. That's the only three offerings that will be in the vineyard for a client to choose from. OK, it's not like they can come in and say, well, we're going to have a new architect, a new thing. And so that's our three plans. In the stables we've got the stables and we've got the stables hybrid, OK? And that the stables. It's going to be interesting because I think that the generation of The Stable's hybrid came because there were people who just didn't want as much square footage. It just basically came down to I just don't that big of a second house. So we took the vineyard plan and kind of made it look like the stables on the front. So it was kind of mashing the two kind of together and [inaudible] lines. But again, two plans, same kind of scenario, same roof, and the like so again, you could have a stable's hybrid and the stables next to each other. The only differentiation between the two plans in terms of the exterior, is there elevation that you would see and then the color and whatever the siding is going to be. So I task all of ourselves to, you know, come up with a process that, you know, doesn't reinvent a wheel every time and makes it accessible and easy for you guys as well to to be, you know, OK, are we looking at a detail again, that was the same detail. That was the same detail that we looked at, you know, three months ago, if it's the same plan. So, you know, that is where I was just coming to Will and saying it just kind of make sense. So I'm trying to figure out what's the best way to do this as well, which was what I was going to try to talk to Tim about with Will when we were together is what makes sense for you guys in order to make this more of a streamlined I hate using that word, but more of a process that is more cohesive, I guess, in terms of making the process not cumbersome out there. And if I had to prioritize just one last thing, is I would say I would prioritize on the vineyard model first with the one car garage and, you know, the stables if we had to, if we have priorities, that would be kind of the priorities you start to go down through.

Tim Clites: This is Tim, does anybody have any initial questions for Gretchen?

Bill Anderson: I do. OK, let me see if I can understand this agenda. There are the stables plan, the stables hybrid plan, the vineyard plan, the Vineyard hybrid one, the Vineyard Hybrid two. So there are only five plan options. To that the fireplace and exterior terrace is an option to the vineyard and the stable, but there are basically five plans, correct?

Gretchen Yahn: Correct.

Bill Anderson: The garage for this for the. The garage for the stables is always a two-car garage,

Gretchen Yahn: No, it can be a one or two.

Bill Anderson: Ok, so. There's only here it only talks about a two-car garage for the stables. Yeah, that's just it's not here. OK, the vineyard, it's only a one car garage.

Gretchen Yahn: That's correct.

Bill Anderson: OK, so.

Will Moore: That's probably a labeling issue. [inaudible] is and maybe, sorry for the interruption is the one car garage option for the stables the same as the one car garage.

Gretchen Yahn: Yes, it is.

Will Moore: Ok. So that's that's just a labeling.

Bill Anderson: So Number Four should be a one car garage. Number eight is.

Gretchen Yahn: Number eight is one.

Will Moore: Number eight should also include Stables, Vineyards, or Stables.

Gretchen Yahn: Correct. And part of that, Mr. Anderson, is based again on lot size. Like some of them are not supporting the stables, a two-car garage either. It's just not because it's the two-car garage is a very linear format. So then you have this kind of very linear house and linear and all of a sudden, you're off the side of the hill, so to speak. So it and I would be, again, from a perspective of a second home buyer, I don't think they're really coming out here for garages. So it's not a huge issue with regards to the clients. So in summary, it is five plans, three of which are for the vineyards, two of which are for the stables. And we have a two car and one car garage option for the stables and a one car garage option only for the vineyards.

Bill Anderson: Ok, can I follow that up? [off mic] So tonight we're basically going to look at these five plans in general. There's no approval here, OK, when I guess the idea of everybody is talking about process, what would be the next step? Let's say we review these and a couple of comments. What would be the next step? A vineyard plan would come through for Lot X, right? And how we want to know how many are there of this Vineyard plan we're talking about. In other words, is it 10 lots for the vineyard plan that we're going to see? And how do we keep track of by lot number? I guess? In other words, vineyard plan for a lot dah, dah, dah, dah. And so we can kind of understand. You know, it's a question more than it is, I don't know what to expect other than something like that, that we have our own log to understand what we've looked at in terms of what lot they are on.

Will Moore: I think one thing that Gretchen and I talked about previously was that as approvals come in, we may have a plan to update for us each time.

Gretchen Yahn: A site plan.

Will Moore: Yeah, a site plan, and if you look at it and you'll be able to, it's not just a list, but it's a graphical. You'll see Lot three had Vineyard, whichever vineyard which ever hybrid one or hybrid two and it had the one car garage and it had stucco and it had this color. So that as additional applications come in, you can see what is being applied for currently where that is on the plan and how that relates.

Bill Anderson: I think that's a great idea. But it would be really helpful for somebody like myself that's very graphic. If we had a board of the site plan and, you know, you come in with the vineyard plan and on it is shows the lots that are now being reviewed. Not that we have anything to do with the site plan. I understand that. But it shows where the lots are then the next one that comes in or a second one that comes in, we can understand what's going on, on the project, maybe through color code, just some simple board magic marker or something like that. Otherwise I don't have a handle myself. I understand there's five plans, but

Gretchen Yahn: Yeah, we had discussed having a site plan, so we'd have a regular kind of formatted board. We want that as well, because what we don't want is, you know, the Kendall Charcoal house next to the Kendall Charcoal house, you know. So unfortunately for some of these clients and it's one of the things that we've been saying as we're starting to bring them in is, you know, the color you may like may be gone, you know. So, you know, it's going to be a kind of a first come, first serve as we start to move through this, because we're you know, we're really not trying to have things be so, you know, we don't want to have this congregation of just color in one in one place. So the plan was, like you just said, Mr. Anderson is to have a site plan to have it then be, you know, we can color code it with the color of what it is chosen on that lot and then have a color.

Bill Anderson: No, that's not what I mean. I mean color coded to see which plans effectively the vineyard plan, for instance, that we've then approved. Yes. I just you know, it's kind of like filling the dots, by the time we review 5 plans, theoretically, the entire site plan will be colored.

Tim Clites: Well, I guess I'll interrupt. I'm not quite understanding it that way. What I'm understanding is that you'll come in for lot three and it will be such and such a plan with a vertical siding and this color scheme. And it has a pool, and it has the garage, and we'll approve that. And then you'll come in for a lot five, which is maybe two doors down, and it's going to be some other lot, some other plan. We know that it's you if it's in the vineyards, it's a vineyard plan. And likewise, if it's in the stables, it's a stable plan. But someone chose that lot or lot seven. So that's like three or four lots down. And at some point, the missing link start to get filled in. And so what I'm hearing is, yes, so we're not like approving like the stucco version. You're not going to predetermined where they go. It's as they get sold. And and so it's interesting because what I just heard is one could say, or the resort may say we can't have two gray houses next to each other. And maybe that's the right decision, but if one were stucco and the other were vertical siding and there were slight differences in the materials and or like, for instance, I'm interested in making sure you leave tonight with an understanding about the level of detail that we would like to see in each of those. So a stucco home doesn't necessarily, in my opinion, get the same casing exactly in terms of its width as a board matte. Now, maybe you decide that's what you want. That's the way you want to execute them but depending on what the subtle variations are based on material, it may be that two gray homes, the color isn't the differentiator or right. And so how much we want to subjectively weigh in on that. And you as that as the resort may have a different opinion that's more specific than ours. Like we may not object to a gray stucco house next to a gray [inaudible] batten house, but you may say, well, our role is you can't do that. And so we're not going to say otherwise.

Gretchen Yahn: I understand.

Tim Clites: I think when I looked at this, I went back to, you know, we're in the middle of redoing our guidelines to try to be more helpful, not only to the community, but to us as a board and kind of have a clear list of requirements. And so for a new structure, which is unique in our town, we just reviewed the town hall. And conceptually, elevations plans at kind of this level of detail, we conceptually said they were fine. But there was this list of of details that we wanted to see. like the soffits, the columns, how the column's base relates to the, you know, flag stone and just to make sure that that doesn't have a kind of, you know, South Riding has all of the right architectural materials and all of the wrong relationship to proportions. Now, not everybody in South Riding does that. I'm not picking on South Riding but just as a kind of a hypothetical, you can have the right column. But if it doesn't fit together in a traditional way, it's

it's not something we would want 49 of. So I'd like I think for myself, I'd like to leave tonight giving you some indication for this first time. You know, we'd love to see the specifics no different than we would ask any other applicant. Then my mind goes to having worked through that. You should we should work through it to a level of detail as a committee that we're comfortable when that home comes back again. We don't have any questions about any of those things. We've reviewed it. We've approved it. Now we're simply looking at the context of that home built again in its relationship to its neighbors. And so I think the process will once we've reviewed each of the three facades times two versions, we're then really just giving you input application by application on the context. Do we agree with the context? Does that make sense?

Bill Anderson: It does. It does. And except for changes. There may be changes.

Tim Clites: And there may be changes. You may all say our clientele is asking for this. Will you come back in and ask?

Gretchen Yahn: I mean, I can tell you that is not happening. It is. It's this is what's being built here. And that's I mean, we've had to be very pretty adamant to to incorporate 49 homes at the pace that we're going to have to do. It is I mean, there's a level of customization. Trust me there's a lot a lot going on inside, but it's from the outside. It's Sheila's pretty adamant about the fact that everything I mean to the point that the plaster in the pools are all the same, the covers of the pools are all the same. And they've been pretty adamant about the fact that no colors are going to be grouped together. You know, if that you know, that's just that was kind of Sheila's kind of edict and Prem's. So, you know, that's why, again, I'm just trying to say in terms of the process, yes, it would be great to understand a few of the things in the context of what you're asking, especially in the initial kind of review. The way that I do see it is that we are starting to bring the people in because they are going to be going to hard contracts here shortly. So you are going to see in phase one, they'll be six vineyards, six to seven vineyards that will be going. Those will probably be the lot numbers 14 through like nine. And then you're going to see probably two stables getting ready to go at the same time. So the thought processes is that that submission, you know, we're going to iron out the stuff that we need to iron out with regards to the, you know, the vineyards product. And I would say that almost every single one of them will be a Vineyards' products sorry my keys are killing me. As opposed to a hybrid. That's why we're saying I'm trying to drill down onto the the vineyards product. And the stables will probably be, you know, the Staples product on the first two, just because we know with the clients which way they're going right at this minute.

Tim Clites: This is Tim again. Let me ask a slight tie in question to that. Would you prefer to bring in the, I'll pick a specific plan as for example, just to say the standard Vineyard plan, would you prefer to bring that in the version that you're going to build first or do you want to bring it in and say here it is in horizontal siding, a vertical siding and a stucco, and the question is both for you and us as a committee, would we rather review those three pallets of material and texture together and give input so that we can decide if and where we want any variety around some of the architectural details? And I'm not talking about reinventing the soffits, [inaudible] and overhangs and columns on all of them. I'm talking about just like is there something like, as an example, a casing? Should it be different on a stucco facade, then a different material and. So that's a two-part question, the question for you is, would you rather us review them all at once so that it's kind.

Gretchen Yahn: Rather review all at once. I think that would be better in the context of when, because what's going to happen is there's going to be probably six that are going to be brought in and it's going to be lot 12 with stucco, you know, like I said. And so it would be easier to get the details down done and then have the situation that that when we get them ready to go, like in this October to November timeframe, that it's bringing them in and saying, OK, it's that plan that we approve with the stucco. And this is the color. This is roof.

Tim Clites: We've already looked at and negotiated and discussed any of those details that makes stucco unique. And then we're just looking at the context. Yes, Bill.

Bill Anderson: Since I've been looking at the vineyard plan and it has the elevations as the sections, et cetera, how do you see these plans changing if we did what Tim was suggesting, are these plans and going to be changing due to potential client? As I understand the answer would be no, except from the inside.

Gretchen Yahn: Yeah, there's there's not there's no deviation on the outsides.

Bill Anderson: So are they going to be more details other than these for instance it's got a page of sections here showing the [inaudible] conditions, the soffit conditions, if I can get this thing to work here.

Tim Clites: Well, Bill, while you're looking at that, I would interrupt and say that my thought and I'm open to the committee's thoughts on this, my thought is that we should ask since once we decide it will be replicated and we should ask for whatever details we would normally ask for to be comfortable. So just as a for example, I would think I'll just look at I'm looking at the vineyards. I'm looking at sheet nine. It's just the first elevation sheet that comes up. And if I were to scan from left to right, I would want to see what the base of the column, the flagstone, and the stone veneer, what that detail looks like. I'd want to see that capital of the column and the beam above it. And the overhang is that a box soffit is it rafter tails is you know.

Gretchen Yahn: There'll be no rafter tails. I can tell you that.

Tim Clites: Yeah, I'm assuming there's not, but it's just nice to kind of see all of that in more detail than the [inaudible] elevation. Panning across the rest of the elevation. Obviously, a horizontal siding is going to have a corner board a certain width. But if you go to a board and batten, it's probably going to have a different width to the corner board and that stucco is not going to to have corner board at all. So I'm seeing that in elevation is nice. And you may or we may think it's becoming to change the some part of the casing, and that would require you to look at it and say, does that work with the products that you're using right? And so that's where my mind goes. If the light fixtures are all the same and we've approved the light fixtures, we all understand that and we can kind of move on.

Bill Anderson: What are these? But these drawings that we're looking at, what are these drawings for? And this is just an intermediate set of drawings. What are these drawings?

Gretchen Yahn: Some of them, some of the ones that were sent or getting close to the permit, that wall bracing on and things like that we're getting very close to a permitted drawing. There's a few that we're still waiting on, some wall bracing details, but we're getting pretty close to the permit drawings.

Bill Anderson: For instance, the vineyard here one sheet of section details and that's it. So I'm agreeing with you. I think there are other details we're going to want to see. But I didn't know what these drawings were if 60 percent drawings or 95 percent drawings. So I guess we have to review that and determine that. Yeah. So I agree completely.

Tim Clites: And I think that's I think that's what we talked about the last time we talked about this.

Gretchen Yahn: We didn't talk about I mean; I think there's also the context that I think that we have to also there is a little bit of what we have to understand from the pattern book and what we also have to understand from some of this as well. I don't mind giving, you know, details on things. There's going to be some things that are just going to get a little crazy. I mean, I'm right there with you with regards to base, capitals, things like that. There's not a huge desire to change column details out here. There's not a huge desire to change bracket details. I can tell you why we're not doing any kind of exposed rafter tails.

They're just a nightmare with regards to maintenance. And it's been a conversation they are a birdhouse city, and I'm not going to build a bird condo out there. So that's the only reason I was kind of very, you know, short on that point, because it's just it's just too hard on maintenance. It's just too hard. And the gutters don't like it either. They just don't stay on. So, you know, if you have a list, I'd love to have a list of the things that you like. We would gladly refine anything, you know, towards that list for every single one of these. That's fine. So the way that I heard it is you'd like to see specific column details as relates to the base, the capital, the, you know, bulkhead type of detail up there. That's fine. Corner board detailing. I don't think we're going to be changing the casing a lot with regards to the windows themselves, whether it's stucco or the like, just because we are doing a very farmhouse kind of detail. But we can look at that a little bit more if that's something that, you know, doesn't matter to me, if I'm ripping something down, you know, with regards to a casing.

Tim Clites: Sure. I mean, for me, it's the question comes up because in the absence of a drawing, who knows whether it looks good or not. And if it's a simple thing to kind of help differentiate. I'm by the way, I didn't mean to suggest that we would have three different kinds of columns, but more to suggest that the quarter scale drawing, if you zoom in to the column, it does look like the face of the beam and the necking of the column are aligned. But there's plenty of construction where that doesn't happen, and it looks awful. And so we would want to detail so that we know that it's actually going to look that way.

Gretchen Yahn: I mean, we can give a soffit detail. We can do the different elevations. That's fine.

Tim Clites: I mean, there's little things like the sliding barn door appears to have some kind of hardware above it. I don't know if it's just a decorative element or if it's actually a piece of hardware, just any of those things. You have to know what it is to install it. So if you bring it into us and we've seen it and approved it, then it becomes and no one's surprised when, you know, when the first house goes up,

Bill Anderson: How I mean, what I'm used to seeing not as a construction set of drawings. So you give a set of drawings like this to whoever's building this, and you don't know what you're going to wind up with because of the lack of that detail. Somebody's got to decide what that is. And you don't want the person in the field, just deciding it, so somebody is going to put it on paper some time, and that's usually the construction drawings, which are quite different sometimes from the permit drawings. But that's what we really are saying we want to see the drawings that is going to tell somebody what to build. For review,

Tim Clites: Yeah, and I think I think there's a lot of ways to execute a project, so there are plenty of homes built in this area that have this much detail or less. I think what we're tasked with is in our community, we want to know, like the bracket details is a cedar bracket. Oh, is that natural? Is it stained? Is it painted is it you know, those kinds of things? Yeah, exactly.

Gretchen Yahn: So but again, yeah.

Tim Clites: We do need more of a construction detail.

Gretchen Yahn: I think that we're you're I think that the the context of this meeting is getting a little out of out of sync because the context of the meeting was to have a procedural conversation about how we're going to move this forward. And I and I like I said, I'm gladly here to I mean, this wasn't to get an approval today. It wasn't it was to hear conversation. And I just feel like I'm just, you know, I mean, I'm asking, what is it that you need? OK, that's all I'm asking.

Tim Clites: Ok, so so I'm sorry if we.

Gretchen Yahn: I again, I'll gladly give you what you need. This wasn't a context of having an approval today the context was to discuss how do we arrive at and this is good conversation. How do we arrive at a

process that we can bring in six Vineyards at a time? What does that mean? OK, and where do we go with it? So if you know, if the context is these details, that's fine. Just name the details. That's what I'm asking.

Bill Anderson: Well, we got away from your point. Your point was, can we consider bringing in X number of plans, you know, at one time for our review first? We never talked about would that work within that time frame. That's the point you brought up. You were asking, can we bring in those plans for a review so that when they do come in, we've already reviewed them for those different conditions? The question is, which you never can answer. This is their time to do this. Is it the normal process?

Gretchen Yahn: Yes. That's why we're doing this now and the question was to try to get these decisions made of the things you need to make yourselves feel comfortable so that when the plans do come in, we're putting them in, you know, six at a time. And it's not like we're reinventing the wheel each time.

Tim Clites: I think we all agree we're not going to reinvent the wheel that that has been a source of confusion. So then if the most useful thing for us to do this evening is to identify the details that we would like to see on the Vineyard homes, I would ask everyone to open that document. We're not going to go through all the plans because the subtle difference from one plan to the other likely won't change the details. I wouldn't expect it would. And so if we look at A8, that is the first sheet of elevation, I started on the right elevation and I talked about the porches. There is, for instance, also at the side of the porch, a note that says flat panel. The assumption is that's a smooth hardy as opposed to a stucco that's just painted. We talked about needing corner board details. It looks like the siding comes down and doesn't have a water table, but simply stops as siding. Looks like it's parge foundation. Below that, there's shutters. I don't know if we want more detail on what the shutters look like.

Gretchen Yahn: And we will have one for you.

Tim Clites: All right. We talked about the rake and soffit, both at the steeper pitch and at the shallower pitch and whether they're different because often on dormers the overhang at the side of the rake is different than the overhang of a gable just so that it looks proportioned. So I think details through that are good. And I think that looking at the exact attachment of gutters and downspouts is good just so that if there's a decorative aspect to that or not, we understand that before we kind of release that set of drawings, if I scan, I'm going to talk through these and then you all stop me, if you like, in the middle of this, and then you all can add to the end of it. That way we can try to bring some clarity. I think the stone veneer on the chimney, I think stone veneers are, are you thinking real stone or you're looking at real stone so well. So it should look good. And the problem, as you know, is if it's not if it's a thin veneer, it's really hard.

Gretchen Yahn: Yeah, no, it's real stone. And it's going to have a cast stone cap.

Tim Clites: Cast stone right. The light fixtures in that elevation are part of the package I'm sure that we'll see. We talked about the hardware above the sliding door that presumably doesn't slide, but just looks like it does. And we have some some lattice. I guess the question I might ask is that it must be that against the wall? I haven't looked at the plan to see whether that's against the wall or between the columns.

Gretchen Yahn: It's slightly against the wall. It's like a living wall, but it's all cedar made. We make it out ourselves.

Tim Clites: And so I think we would want a submission to be clear about, obviously, colors and then anything that's stained or in a natural finish, if there is anything. And I know that there may not be for maintenance reasons, but just to be clear about that in the drawings. So when we read cedar bracket, we know what the finish is as well.

Gretchen Yahn: Yeah, everything's going to be painted. There'll be no staining. But we'll clarify that.
[off mic]

Tim Clites: Steps coming from the porch. We see the risers on them, but it's not it's not clear whether it's a stone risers.

Gretchen Yahn: They are stone risers.

Tim Clites: Yeah, OK.

Gretchen Yahn: And stone on the front porch too underneath. I will label that.

Tim Clites: So on the left elevation, the one and I made this comment a while ago, I understand it hides the grill. It seems really out of place to have a stone wall going from a wood facade to a column. It's one of the few things architecturally I'm at the left elevation on page 10 for everyone on the committee. And it's labeled left elevation A9. I'm sorry. It's ten of seventeen. It's A9 is the sheet number. And it's the upper elevation. I don't know if you have window boxes selected seeing them. I wouldn't be disappointed to know what they look like. I know they'll be probably overshadowed by what goes in them, but it'd be nice to see them. And then I would rephrase or clarify what I think I heard Bill say, which is that the sections I often in my office describe these as kind of framing sections, which are great for all of their dimensions and technical information. But when we talk about details, I'd like to see the details through that, the list that we just gave you. And I think that should include it. Often, we overlook or don't ask, but at the town hall, we ask about the detail on the ceilings that may be impacted. I'm sorry if I didn't look, but that's a feature [multiple speakers]

Bill Anderson: It doesn't really talk about the ceilings.

Tim Clites: It doesn't. Often, we just kind of forget them because we're looking at at elevations. So understanding what that material is and if there's any detail there would be nice.

Punkin Lee: Is it one here what the flooring is on the porch.

Gretchen Yahn: Flag stone. [off mic]

Tim Clites: I mean, so that's my pan through these elevations, I'll be quiet for a minute and let anyone else add any comments they might have.

Cindy Pearson: I have a few little silly ones, I'm on so I'm down at the bottom where he was on the rear elevation of those little cornices over in the I don't know what that. Sorry, I'm not real good with. So the one, two, three doors. If you're going that way and you look up at the top of that porch, I guess.

Gretchen Yahn: It's are you looking on the wing. That's an overhang to make a little bit of a roof break since the massing is a little higher there. So it was an overhang above the doors. Also, you could say for water. But with the storms that we have anymore, that's not really true.

Cindy Pearson: Yeah, OK. And the other one there. I think. Yes, that's that. Gotcha. Thank you. And my other question, it just seemed to me thinking of storms and I think it's on the first on the right elevation. So it looks like, you know, up above the windows and then it goes down and then goes like this over. what? How does the water fall and where does it go to a gutter is that? [off mic] On the right elevation. On A8. So up above, you know, [multiple speakers].

Gretchen Yahn: Yeah, so there is an in and out with regards to that window there. So we would have gutters on each side of the usually what you have is you have a gutter that will run across the dormer. It'll

turn down the side of the dormer face, and then it comes down the middle of each of the other ones there. All right.

Bill Anderson: You're talking about downspouts.

Cindy Pearson: Downspouts? Yes.

Bill Anderson: I always think they should be shown on elevations

Gretchen Yahn: That's fine. OK. It is. The problem is it becomes such an overhang it almost over the area that kind of cuts back. This is one of those ones in 3-D. It helps to see it a little bit better in a single kind of 2D kind of scenario. It's a little flat plan it's hard to see. But yeah, we can have them on there. That's not a problem.

Cindy Pearson: Thank you.

Tim Clites: Linda. Ok Punkin. While you're looking out, clarify another question that I didn't fully comprehend until I if you all go to the plan, you go to page 5 out of 17. The sheet number is A4. 5 out of 17 will be you'll see it up in the little left. And if you look at the front porch, there's an enclosed part of the front porch, which I which I rather like. But I didn't notice until just digging into the elevations that that piece of the porch is proposed to be stucco. Those three walls, which you'll see if you scan up and go to the elevations we were looking at with the lattice and then if you go to the elevation below that called the left elevation, you see the side of that, the door with stucco under that porch. And I have an opinion, but I'll hold it and ask if anyone else has one first.

Punkin Lee: So that was flagstone.

Cindy Pearson: [off mic] Sorry, where the lattice is is flagstone, correct?

Tim Clites: I'm talking about the wall finish.

Gretchen Yahn: Yeah. So the way

Tim Clites: Between the columns, there's a little piece in the in that left bay that's enclosed like someone enclosed it later, which is a very traditional thing that I like. On the elevation that's the long call it the front elevation. It has lattice on top of the stucco, but in the other two elevations you would see a stucco infill below the porch. Does everyone understand that detail? Are you following?

Gretchen Yahn: So one thing that's helpful about the detail to make it look like it was an added-on porch is you will see that the flagstone runs contiguously across the front and then things are set back. So it would be as if you were filling in framing. I've done this a number of times. And then so you have, you know, a plane that isn't just like built out to the front of the porch. It steps back in like you would if you were just taking an old porch and then you were filling it in. So sometimes you see that in a traditional kind of what I call ship lap. You'll see that sometimes. Sometimes you'll know; you'll see it in some stucco. Sometimes you'll see it in the horizontal siding. In this case, we chose just to do stucco just because it was just, you know, again, the living wall. I've been pretty successful at using living walls to help mass. You know, you put like a [inaudible] on it or, you know, maybe some hydrangea with some [inaudible] looks really pretty and it just helps with massing, so it doesn't look so, you know, across.

Tim Clites: So I guess I would ask just kind of a conceptual question, like the stone on the other side. I'm looking at the left elevation, the gable that is facing towards us. And on one side we have a porch that has stone infill that I find strange. I always when I think about things getting infilled, I think historically the person doing the infilling either uses an equal or lesser material for an infill, it's just kind of the way my

mind works. And so I wonder, as opposed to stucco if this is a lap siding, is there some slightly simpler siding or a siding with a different reveal that we could use there just and then on a stucco house, you might go with the side at right, like so in other words, play down, whatever that element is, not play it up. I don't know how the committee feels about that, but that's just my reaction to that detail.

Gretchen Yahn: My reaction would be to go to more of a ship lap, you know, so it just becomes almost like a you know, I've done it on a number of plans,

Tim Clites: A simpler version of it,

Gretchen Yahn: To not draw more. I guess the thing we were trying to do is not to draw more lines in, you know, out there, but with a ship lap, we can pretty much blur those lines. You know, so interlocks and you have very little, you know, seamy mechanism between it.

Linda Wright: I've got one quick question with all of these different ones, where will all the air conditioning units go? Where does pool equipment go? So it's all going to be uniform on the outside?

Gretchen Yahn: Yes. They're all in the back corner. And we did label the areas in the back. Everything does come into the back. So if we're looking at a house and we're calling it a, you know, a right hand or something in the back right hand of the house is where they will all be, and they'll all be. So like if the house was flipped, conversely, it would be in the back left hand. Everything's been and mainly things like the pool equipment, the AC units, you know, the everything is coming into that very back of the house and corner on every single one of it. And just whether they flip or not.

Linda Wright: And then will they be concealed at all or would just be plants or will.

Gretchen Yahn: It'll be plants. Yeah, I don't we weren't going to do another fence. In fact, that's one of the big things we've been talking about, and we've been talking about this with Will is, you know, trying to not have fencing out there if people have dogs to have an invisible fence or, you know, so we're working through that. Sheila's not as she's more amenable to it with regards to the fencing, I just don't think we're going to have a lot of opportunity for a lot of fencing. We may have just a little bit between like the like you were saying, Tim, between the, you know, the end of the porch and like the garage, because they're going to be in that plane. And it'd be nice to have a little picket fence to come into your pool area or, you know, the other option is to use landscaping. I'm more of a landscaping kind of person, so I like it to be a nice little hedge and maybe have a gate there instead of a, you know, something hard. I mean, the issue with the grill is one that we talked about before. It's it's a tough scenario. I don't, you know, don't have the the right answer for it. People want to have these grills on their porch, and I don't want to have them just sitting out there with the stainless-steel weber.

Tim Clites: But what about what about the ship lap siding or something like that? Again, I'm just thinking, like, to me, the stone wall is so solid and concrete and there's so little of it. And because it's expensive and then we're going to put a grill in it right and it's on the side of it just feels a little awkward.

Bill Anderson: Especially where it hits the column and the house.

Tim Clites: A wooden horizontal ship lap siding or something?

Gretchen Yahn: I'm just concerned

Bill Anderson: Why can't it stand free slightly of the house and the column. [multiple speakers] It appears to be engaged into the house and into the column. And that would look strange if it was held off. Even Stone wouldn't look so bad.

Gretchen Yahn: The issue is, is that they want to have a step out window from the kitchen. So it's almost, in a way, a service window. That's almost like if you were sitting and you have a bar stool up to the house and then have a scenario that you have your outdoor kind of grill there,

Tim Clites: 90 degrees, the window to the grill.

Gretchen Yahn: Yeah. So this is the concept is to have more of a you know, I hate to say it's it's a small outdoor kitchen, but it's more of, you know, a small kind of service type of area. So there's a form and a function. I mean, you know, I do a lot of stone stuff and unfortunately and I love landscaping. So mine has Ivy all over it and it's a little softer and it's, you know, different kinds of things like that. It's not to I mean, it is a tough issue because, you know, you typically see these grills when they are built in in stone. They're not typically done in a ship lap or something like that. It's I think it's going to be another maintenance item to deal with because, again, the nice part about a stone enclosure is that, you know, when you're grilling and you're kind of kicking things around and you're doing something, it doesn't get dirty. You know, these are all house. So that's another issue that's that's out there. I don't have 100 percent, you know, right answer for it.

Cindy Pearson: And is that something you will see from the front of the house? So it'll be your neighbors looking at this stone little area, not it's not the front. So it might be less of a.

Gretchen Yahn: I mean, we can work a little bit to make it look more detached Tim. I just I just don't know if millwork is the right, because even if you think about it, if it was a paneled or an inset panel or I mean, I just don't know what, you know, the right type of you know, we're not. I understand you're saying we're not trying to draw attention to it. You know, the the other option could be that the stone is outpoured of this from the ground in terms of it coming more towards that, you know, I'm saying it's more towards the towards the driveway and then moves forward, you know, and then it's like the columns are wrapped in, you know, something that's stone and has some detail in that way and maybe has some landscaping in between it or the like. I don't know people are wanting these outdoor grills and they don't like to walk a million miles away, especially when it's raining. And they're really honestly isn't a great scenario to put it over by the you know, because we're using the pool the garage is almost like a pool house in a sense, and cabana like, so there's not a great opportunity up against that. I have been surprised because, you know, some of the clients on the one car garage, a number of them are wanting to have like barn doors that open up from the garage, you know, towards the towards the pool, which means they're going to kind of use it as kind of a quasi-cabana slash entertainment area, you know.

Tim Clites: All right. So it's funny you should say that, because as I was listening to you talk and looking at this elevation, it reminded me of the ends of porches in Charleston where they have the louvers or the shutters or something like if my grills here and you're there and you're the neighbor, I'm going to want that. I'm not going to want to be grilling, like looking at right, like because the homes are going to be fairly tight together. I think there's a way to make that successful without without having an element of stone. I think it is up on the porch which to, you know, to my eye adds to the kind of awkwardness of we have a home that has no stone anywhere but this one little wall in the middle of framing. It just doesn't feel. So I think you can be successful there. And I'm not saying you have to go add louvers or shutters. I could see somebody wanting that over time, depending on how the homes kind of related to each other. But even if they didn't, I think if on the right side that were horizontal ship lopsided, that had that minimal little kind of nickel gap detail and that happened on a little wall to the left with everything else that's going to happen, I think it would disappear and be more quiet and more appropriate.

Gretchen Yahn: I would I would step back from the shutters, though. I did them at Lake Manassas, at Robert Trent Jones for the golf cottages and in every single one of those golf cottages. We took the shutters down. They were just a maintenance nightmare, you know. [multiple speakers] Yeah, it does. So I agree with you.

Tim Clites: All right. So now, OK, do we have any other comments on this particular. Yeah. Yeah. On the vineyard.

Bill Anderson: Yeah. Some of these we've gone over but I want to reinforce the we need column detail. head, pace, particularly at this grill if it does remain stone. You know trying to detail that would be at both ends. I would engage it in the column and then engages in and the house. The stone veneer. Do we approve a stone veneer without seeing it or does? I am sure somebody is going to build some sample walls because nobody is just going to throw a stone without having, you know, some walls put up. Do we get to you think to see those walls and say, yeah, just like siding colors or types of siding stone? I remember coming through this committee myself, all the stone wall samples that had to be put up and whatever. So that's that's something I think we should see. And that can come literally just prior to, you know, when walls are going to be put up. I don't see anywhere in here on the on the sections and head or sill details or window details at all. The section cuts through the walls, not even through a window. So I don't know what the details are at the head of the windows or the sills or the the side sections, downspouts we talked about. It would be great to see where they're going to be. Are they going to be? I think we talked about this before, and I can't remember they're going to be the same color as the gutters?

Gretchen Yahn: We're going to be matching either A, we're going to be matching the gutters as closely as we can to the colors, which I'll have the coil stuck with those or

Bill Anderson: What colors?

Gretchen Yahn: The colors of the house. And or they could be a bronze color to emulate a copper. Or they can upgrade to a copper.

Bill Anderson: And then they downspout is going to match the gutter?

Gretchen Yahn: Well, you usually use a bigger. [multiple speakers]

Bill Anderson: I know. What is the color of the downspouts?

Gretchen Yahn: Oh they'll be the same. Yeah. We're not changing colors. I'm sorry.

Bill Anderson: This issue of fences. A couple of things come to mind. Are the pools going to have automatic covers?

Gretchen Yahn: Yes.

Bill Anderson: OK, the neighbors are going to be looking at the HVAC units, the I assume the the power boxes, the connection boxes and everything on that side where the HVAC units are.

Gretchen Yahn: Well, no a lot of stuff is on the back and on the very back corner, so if you take, for instance, like let's just say take.

Bill Anderson: Let me got to the plan.

Gretchen Yahn: Yeah. So if you go to the plan, I think this is I don't know if you have a right or left plan

Bill Anderson: Let me see, A4.

Gretchen Yahn: Ok so the AC units will be towards the very back corner of the house

Bill Anderson: They are shown by the outside the stairs. Let me see A4, HVAC is shown.

Gretchen Yahn: Yeah, he has those tucked in there. I mean, I can move them back to the back.

Bill Anderson: No, no, no.

Gretchen Yahn: The thought process was that this would be what would be nice here is that we could easily tuck them in and then also landscape around them. And then we have another garage. You're not really looking at the HVAC, but they could go to the very back if that's what you want. The rest of the equipment, all of the connections and the meter will be on the side, the very back side. I wanted it to be towards the back, but Dominion wants us right on the side at the before we turn the corner and then we have the gas and any kind of pool equipment to the very back.

Bill Anderson: So it's kind of mixed along that side elevation. Yeah. And there's no plan other than when you said landscaping to screen it out. No. For instance, small fencing around the HVAC units or anything. They're just going to be open.

Gretchen Yahn: It'll be landscaping.

Punkin Lee: For those with pools, do they have to have a fence around the pool?

Gretchen Yahn: No code allows you to have an automatic cover now.

Punkin Lee: That takes it. I'm not a pool owner.

Will Moore: I asked the same question.

Bill Anderson: That's why I asked if they were covered because.

Punkin Lee: I was just thinking covered offseason.

Gretchen Yahn: Oh yeah. So yeah. You do have a cover off season too. So you have an automatic and then you have a winterizer cover. And again, all the covers will be the same color throughout the residence. [off mic]

Cindy Pearson: No, no, no, no. I just said the aerial shot will be better because all the covers are the same color.

Gretchen Yahn: When we do the drone shot.

Tim Clites: Yeah. Google Earth will happy.

Bill Anderson: Which makes me question all those. The entire community will be provide underground services for, you know, broadband, etc. There'll be no above.

Gretchen Yahn: Nothing's above.

Tim Clites: Bill, you ask a question that took me back to our discussion with the town hall. Not that it's just happens to be a recent discussion and the discussion was, should gutters and downspouts match the roof color, be an accent color in contrast to the siding. And I think as a committee, we generally like that look, I guess I would share that so that when we get down the road, unless there's a really strong opinion on behalf of your designers, we think that it adds just a little just a little kind of accent and detail. So it's the roof color or like you said, the bronze that looks like copper or copper. I think to my way of thinking, any of that would be fine and perhaps a nice accent.

Bill Anderson: Yeah, but it also depends on the siding, color. The corner colors might be different than the siding color, which which they're all going to be.

Gretchen Yahn: It's all the same.

Tim Clites: [multiple speakers] That's why I'm bringing this up, this monochromatic scheme, which is kind of like that. But then then I wouldn't want to match the gutter and downspout to the siding color. It would just kind of disappear.

Bill Anderson: I would agree.

Gretchen Yahn: The bronze. My only hesitation with the bronze is going to be not so much on us, one of the kind of the Burton white color, you know, which with having the black accents on the windows and the doors, then it starts to lead you into more of kind of like a black gutter and downspout, which some people find a little modern, you know. So and that's one of the reasons, too, with like the casings, where we're keeping some of the cases on the stucco. I mean, don't get me wrong, I love modern, but was trying to keep still a little bit of a wink and a nod to the farmhouse with the stucco as opposed to like having minimal and no returns and, you know, that kind of stuff. I think through that just a little bit with regards to the and I'm open, don't get me wrong in terms of the black and or, you know, because the roofs are all going to be black, we've you know, we've got the four colors. I just don't want the gutters to be like this bling element, you know, on them that's, you know, like maybe on a white it may be really. And the bronze I'm concerned would be it's kind of like the [inaudible] bronze versus black, you know, we just kind of didn't make it. So I don't. What other contrast would you see with respect to that?

Tim Clites: Well, you're asking without looking at the siding colors, it's kind of a hard, all the roofs are going to be black.

Gretchen Yahn: All the rooms are black, all the muntins are going to be black.

Tim Clites: There are only certain palettes for the facade that are black will look good. But I think the bronze, the day it goes up, you can tell it's not copper aged. I think it doesn't take too long for it to get a little bit of dirt and grime and patina to where it at least is from the street convincing. But you're also right, if you have a cooler color scheme, it may not be the same as it is. I guess I don't know that we're dictating that it has to be one way or the other. I think we're just kind of suggesting a preference around the darker having it be some kind of an accent. You may come back and say, I have a black roof and I want to use this darker gray. I mean, I know it's kind of pretty colored aluminum. So you may say when we use this exterior color palette, we want to use this because it gives you some contrast and it's neither black nor bronze. I don't want to limit you to that. I just want to kind of let you know how we feel about it as an accent

Bill Anderson: The downspouts round?

Gretchen Yahn: Yes. And usually those are bigger than the gutters themselves. In diameter. And everything will be concealed on the fasteners. Again, we'll go through all that, but everything will be concealed, and I don't like the ones that go up underneath the roof as much as ones that kind of get drilled in because it one's under the roof out on us as well a little bit. And obviously, you know, we will have snowbirds. They'll be traditional snowbirds that are going to match, you know, match the roof color in black.

Tim Clites: Are there any other details I'll just look around the committee without calling anybody's name out, any other details that we'd like to see? I don't know that we need to go through the hybrid one and two scheme. I think some of those details, many of them are going to be the same. I think at some

point we've probably critiqued the vineyard design more than the hybrid designs. Oh, yeah. And so perhaps if we're not prepared today, we could add to our next meeting and we could be prepared to give some input on the other two hybrid so that we're well in advance of right and whether you come for that or whether we just kind of collected it and send it through Will, I just like the committee to stay ahead of.

Gretchen Yahn: What I'd like to do is get the details here for you, for the vineyards, for the next meeting. Have the proposal of kind of the site plan that Mr. Anderson was asking for, just so we have that kind of, you know, set down and quote unquote in stone, start to work through those details because, again, these details are not going to change, you know, an awful lot from house to house. So I think it's a really great point to get those details resolved, you know, muddled through, you know, finessed so that when we're ready, which I would say in terms of that September kind of arena, you know, for a vineyard submission, more, you know, kind of a formalized and I'm working on behind the scenes on the rest of the plans, getting them ready to roll. The stables. I'd like to, you know, next time I have a little bit more conversation on, we can see what kind of details you want kind of working in that succession if that works for you guys.

Tim Clites: Yeah, I yes. I mean, I think this gives you a sense of how we think and so that there's, you know, except for something unique about the stables that we would add to the list. Think of it as the same list. It's the same conversation.

Gretchen Yahn: No, it was very helpful. It's helped a lot in terms of just, you know, what you guys are. And again, imparting information like the contrast and stuff is very helpful because and it makes me think a little bit of a different direction and some options.

Bill Anderson: If somebody were to ask for security lights on their house, what's the answer?

Gretchen Yahn: They're not getting security lights, but again, that's I mean, Salamander's been very prescriptive on certain things with regards to that.

Bill Anderson: The and again, it's not our purview, but the terrace that will have the swimming pool, I assume, will go through an approval process for the lighting on that. Because there will have to be lighting out there on the swimming pool.

Gretchen Yahn: Anything out by the so just to kind of give you a little bit of some input, so with regards to the terraces, obviously there's going to be some recessed lighting that would be under the porches. There'd be some we just reselected the coach lighting based upon the new kind of ordinances. So you can't see anything. So I'm finalizing that with Earl. So we have I can't give you the exact one right this minute, but we reselected, though, so you would have those on the, you know, the L and you'd have them on the the one car garage and then obviously up to the porch. When you go out towards the fire pit, the only thing that would be out there would either be like a stone side kind of, you know, step light. That would be, you know, funnel down as you're stepping down or something that would be in kind of the planter itself. That's again, going to be within the context of not seeing a bulb and those type of things. So, you know, I don't think that the game plan is for people to come out and have a lot of, you know.

Bill Anderson: No I mean the lights around the pool area. So safety point of view, low lights. Yeah.

Gretchen Yahn: You're going to most of the lighting would come from the coach lights. It's not so big that you're not going to see, you know, out there in terms of, you know, what I find now with people as they like to have kind of little more things like in the pool as mood like when I'm seen as people like it really low, you know, kind of lighting and they maybe bring out lanterns. Lanterns are a big thing that people want to have. I think R.H. has made their living on them, but it's more intimate. I think people are looking for much more intimate kind of things than, you know, a pool party, you know, kind of scenario. And that's what's going to be, you know, really kind of brought out with regards to the clients and most

the clients that we're seeing out there are just more of a you know, they're coming out to just kind of come to the country, not, you know, be showy.

Bill Anderson: Until their kids come.

Gretchen Yahn: Yeah, that's true. Until their kids come. That is true. Here's your lantern.

Cindy Pearson: How big are the pools? Are they different sizes? Are they different shapes?

Gretchen Yahn: They are all the same. They're all rectangular. They're small. They're what I call more plunge pool. You know, they're more like 14 by 21. So they're not again, we're not trying to get this big thing where you're going to have cannonballs going on. And so they are much more what I call courtyard kind of plunge pools. You're going to sit and talk to people.

Linda Wright: What's the material around the pool? Is it flagstones?

Gretchen Yahn: Yes. And we were looking at one of the ones we're looking at is instead of using total premium blue, maybe using there's Fredrick and we were going to bring in two different samples Fredrick also has a grayish slate that's a little bit more of what you see like in Leesburg area. I think the gray and as Tim was pointing out, excuse me, this is a cooler color palette that's you're going to see coming in. So it feels like we want to have more like instead of having premium bluestone sills, we want to have they call it palladium gray. There's they have a couple of different that want to have a little bit more gray feel like all of the all the windows, everything, because, you know, these windows come down almost to the ground. So every single one of them will have a slate sill on them. And it's, you know, the way that they're done. But it's the the feelings a little bit more grayish, I would say. And it's a little bit more of the stone feels a little bit more like you would see towards a Leesburg kind of way. And it's not that we meant it for that to happen. It's just kind of that's how it kind of started to have a mind of its own. You know, in that regard.

Linda Wright: If you ever do a great travertine that didn't get so hot as the flagstone.

Gretchen Yahn: I know that's the problem with the flagstone. Well, I think that way, if you see this gray, the gray slate is it is a lighter. It is a lighter color. You know, that's an ever [inaudible] huge problem on the pools. You know, then you go do limestone and it's ridiculous and you've got to seal it and then you use a cast stone and that doesn't. It's a hard thing. So everybody just defers to flagstone, right? And but this gray has some nice kind of lightness to it. Have you seen this one at Frederick? It's this gray slate. Yeah, it's a nice random pattern. It's very subtle. And it doesn't have, you know, sometimes, you know, because the blue stone can get so you can get some rust in there and you get this in that I did a lot of research to just try to find something that had a little bit more subtlety to it, that really fit in with the cooler colors. And that's that's kind of mainly started drawing me that way. So the gutter color was a good conversation because it was like, okay, I'm running through my mind the gutter colors right now.

Bill Anderson: So the slate will be on the porches and the terraces, they are all the same.

Gretchen Yahn: That is correct. And then if people elect to do the, whether they do the fireplace or not, but that they do the secondary terrace in the back, you'll have about a four-foot wall of this similar type of stone that would be on the whatever the stone sample is.

Linda Wright: What's the cover color going to be?

Gretchen Yahn: Gray.

Linda Wright: Yeah, not blue,

Gretchen Yahn: Not blue. The pools are black, the pools are inside you know, wet matrix black, they're dark, which is nice because then they get them kind of, they kind of go away a little bit. Like I said, the the palate's become a little more cool, you know, just kind of an even. And that was just by virtue of the colors, you know, the historical colors we started to pick. They had a little bit more there's a couple that have some gray and some warmth and depth to them, you know, in terms of getting a little warmer. But it all has a little bit of a kind of grayish undertone to it. Yeah.

Bill Anderson: Outdoor shower?

Gretchen Yahn: No, we have a pool house that, you know, that's why I think most people are going to take the one car garage because it's got the pool bath on the garage, which does have a shower in it. No one wants wet kids in their house. And they are working on the landscape plan right now, and that is one thing, I think that is an option a lot of the clients are going to take. It is bumping up even more landscaping on the back. I agree. I agree. I love my landscaping. I don't see you know; I think the the fronts will be, you know, they'll be a little bit of differences between the fronts. I think more of it's going to be kind of which is going to be nice, especially in Pendleton. I think more of it's going to be towards the back to give more privacy

Bill Anderson: And this is again out of our purview. If we were buying a lot next to a house and we decided, we wanted to put more landscaping on our property. Is that a review process that you have to go through?

Gretchen Yahn: So we know we give, and we go through to the landscape architect. And then, you know, the thought has been that that landscape architect is kind of getting the stamp of approval and then that landscape architect would obviously propose it and give it to South Street Partners and Shelia and Prem. So I'd say that Shelia and Prem will look at it to the extent that, you know, they feel appropriate, like if someone said, hey, I want to have an apple orchard back here, I don't think that would fly. But, you know, it's just I think that everybody is it's one of the things I'm getting a kind of gist of is that landscaping upgrades are going to be something that people are really looking for. Yeah.

Linda Wright: Are the fireplaces, wood burning or gas?

Gretchen Yahn: The fireplaces are wood burning. They will have gas logs in them because most people, or especially if anything, ever became a rental. you know you know; they don't want to come home to no house because the renter got crazy.

Bill Anderson: [inaudible] to the property, to every property.

Gretchen Yahn: So everyone will have a gas tank, will have an LP tank

Bill Anderson: An LP tank [off mic].

Gretchen Yahn: Problem is, is proximity of giving and getting the gas to Salamander

Bill Anderson: The LP tank is above ground?

Gretchen Yahn: Oh, no, no, no. It's in ground. It'll be back behind the garage area. You'll see the dome. The green dome. Again, in terms of landscaping, I mean the only place where your gas was over by the elementary school, and it was a huge problem to get it over to this side. So we had to make a decision. And Columbia gas was not being very cooperative on any any level, which is pretty not unusual. So we just made a decision. We're going to have to go LP.

Tim Clites: Great, is there is there anything else you were hoping to get from us this evening?

Gretchen Yahn: No, like I said, I wanted to just go through the process, you know, in terms of how we can work through the process and what an educate a little bit about the different plans and then what else you know, what you are specifically needing you know, for me, a little bit more as well. And I know this was great.

Tim Clites: Great. Anything else anyone in the committee would like to share?

Bill Anderson: [off mic]

Gretchen Yahn: So I'm going to get the details for this so that we can review details for the Vineyard with you so that we can start to fine tune those, you know, so that we can. The goal, Bill, is to be in a situation of bringing this plan to fruition for exhibition.

Tim Clites: I guess so. And just to clarify, I think it would be helpful to get ahead of stay ahead of the process, maybe I should say, by saying if the Vineyard plan, since we've looked at it the most and we haven't given you input on the hybrids, if you could also bring elevation studies of the three texture options, I'll call them by next. That would be great. Just for us to see that. Yeah, just for the one vineyard. And then from that we'll have whatever discussions we need and and then we can [inaudible] the hybrids and that.

Gretchen Yahn: Yeah, that would be great. I have in the sales center, which I can disassemble, I have a full mockup of the different veneers with the window details done. I mean it's like a full mockup which I can disassemble and then bring here for the next meeting as well.

Punkin Lee: Yeah. Show and tell is always good.

Gretchen Yahn: Well, and you can see it in real time. You can see, you know, you can see it. I mean we did that for the clients as well, you know, made an elevation thing so you could see the shape, you could see the board and batten, you could see the horizontal siding, the stucco. I had big samples of, you know, in terms of match and the colors, which I'll bring those as well. But, you know, my goal was to try to just, you know, get in your mind, and get that out on to me so that I can then get you what you need as well.

Bill Anderson: Yeah, the details that we discussed that we'd like to see in this meeting, I would assume that those details, when developed, would also be as modified as necessary, put on the other plans too. In other words, even though that column is not a good idea because supposedly all the columns are the same, but generally it's window detail or, you know, that will be done on the other sets, too. But we are dealing with the vineyard right now.

Gretchen Yahn: And actually the venue is probably one of the harder ones because we've got porches whereby in the stables we don't, you know, things like. So tackling the vineyards is probably our hardest, you know, achievement of what we're going to have to do

Tim Clites: Does that I assume, but I should ask, does the stables also have three potential exterior clades?

Gretchen Yahn: Yes.

Tim Clites: So I think seeing the elevations of those is useful right just for us to kind of have seen it and commented and signed off. OK, but let's just start with the vineyard, if you're all right.

Gretchen Yahn: I'm great with that.

Tim Clites: Keeps everyone moving and no thank you.

Gretchen Yahn: Yeah. No, thank you.

Tim Clites: Or can we move on? I do have a question for staff once we feel like we're and it's about the next meeting once we feel like we've concluded,

Cindy Pearson: Is there anything Will that you need to add for this? [off mic]

Gretchen Yahn: No, I think it was good. Thank you so much for all the input and everything else. And the landscaping input.

Speaker4: [multiple speakers]

Gretchen Yahn: Thank you so much

Tim Clites: So my question for you, Will, is I don't want to jump the gun. Is it appropriate for us? First, let's go to a meeting quorum for July 15th. Is that meeting still useful and necessary?

Will Moore: It is for our design guidelines.

Tim Clites: Ok, and is it appropriate for us to bring comments to share with you that you can share with them related to the other, I would say the other vineyard hybrids? Or should we wait until. Again my feeling is let's let's get this. Let's not suddenly be sitting here with five or eight projects to approve. And we feel like we're not, we don't have adequate time and there's undue pressure. It's just.

Will Moore: And I think I think to the points that were made during the discussion, so much of what you're asking for is going to be applicable to all five plans. But yeah. So hopefully that review that you would undertake between now and the fifteenth of those two hybrids is, you know, it's more big picture is there one of those elements like the stone wall that jumps out to you that you want to comment on? Yes, [off mic] We're having it. But I think Mr. Clites.

Tim Clites: I'm just clarifying for the committee

Will Moore: On those two plans

Tim Clites: As well because it is an advertised public meeting. So if we can add that to our agenda after we do the first order of business, well, yeah, we'll just and that doesn't mean we have to have our final list. But, you know, as I looked at the hybrids, there's some things immediately that I at least want to comment on. Awesome. Well, for a quorum, I'm here.

Linda Wright: I'm here,

Punkin Lee: I'm here.

Bill Anderson: I'm tentatively here, I'm not certain I'll be out of town.

Tim Clites: Well, that's normal, right? I'm just teasing.

Bill Anderson: That's true.

Will Moore: All right. So when are you going to go pick out your lot [off mic]?

Tim Clites: So you'll let us know if for some reason we don't have a quorum. But right now we've got three of us.

Rhonda North: I won't be here. Estee won't be here either. [multiple speakers]

Will Moore: So without Rhonda here, we could leave the cameras off. [laughter]

Rhonda North: If you leave the cameras off, you're doing the minutes all by yourself.

Cindy Pearson: I was going to suggest we have the meeting over there so we could look at everything. But yeah,

Will Moore: Actually, this is something to consider. She's talking about disassembling and carrying it over here. We could potentially convene the the meeting. Go off site if we want you to, just as a group, walk over to their model and. To look at things and come back here and then have your discussion, comment on it. The only thing with that is we have to if a member of the public showed up for a meeting, they have to be welcome to go along as well. But that's a possibility. I don't know what your thoughts are on that. The show room is a block and a half away,

Punkin Lee: You guys know what you're looking at. Yeah, some of these are like, oh yeah, you know, if you had a big just that image in bigger than looking at it on here, you get a better idea.

Cindy Pearson: Yeah, because same with what Punkin just said, as I look at The Vineyards hybrid residents here, that to me looks like a little log cabin that's been drawn. So I wouldn't even know where to begin on that one. It doesn't look like a real house to me. I've gone by the place a couple of times to try to go in and look at the big ones, but their hours of operation are rather odd. So, yeah, it's kind of hard. Like, what are you selling?

Bill Anderson: There's not a line at the door of clients?

Tim Clites: Well, I think Gretchen offered to bring it and other applicants bring samples and so let's just stay with that. All right. I mean, I think anyone should feel comfortable to stop by between now and then. But if it's not too much work for her to bring them, I think. Yeah, let's just stick with that.

Linda Wright: Then Will too, next time when they come back with the guidelines, are they coming back with all the photographs and we're really getting how much time do we need for that?

Will Moore: I think it's I think there are photos and graphics. I will have to check with Estee. She's doing the direct coordination as to what we're expecting from that meeting.

Cindy Pearson: Will we see it before the meeting?

Will Moore: The original delivery date on that was like early that week, Estee has been trying to push them to see if we can get it late the week before so that we can actually go out and packet it. So I'll get an update from her.

Punkin Lee: Is this our last extra meeting, the 15th? Let's have another one.

Will Moore: We may need to try to do one in August, just depending on where we are with. Yeah, we have a hard deadline of getting the guidelines done by the end of August. Now, whether or not there is a mechanism to request an extension on that, but because it's grant funded through the [off mic].

Punkin Lee: Have we finish with extra meetings for the town building?

Bill Anderson: Are they coming back again with changes based on our last comments?

Tim Clites: Coming back with construction details.

Will Moore: We'll be coming back with details. [off mic] and the timing of that I'm not sure that maybe a couple months.

Punkin Lee: But there'll be another extra. I mean, down the road probably.

Will Moore: I think it's something we would probably just handle in a regular meeting depending on applications.

Bill Anderson: Right and if that could be available prior to the meeting, it would be very helpful because it's detail.

Tim Clites: I move, we adjourn. Thank you all.