



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



**Thursday, May 4, 2023
PENDING APPROVAL**

The regular meeting of the Historic District Review Committee was held on Thursday, May 4, 2023, in the Town Hall Council Chambers. Chair Clites called the meeting to order at 5:30 p.m. Town Clerk North called the roll.

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

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

ABSENT: William Anderson (excused)

2023 Historic Preservation Awards

Planning & Project Associate LaClare reviewed the categories for the Historic Preservation Awards, which included a Legacy Award and Design Awards.

Chair Clites announced that the recipient of this year's Legacy Award was the Red Fox Inn & Tavern. He advised that the building contributed a lot to the Historic District by its history and its presence. Mr. Clites noted that he would deliver the award to them, as no one was present to receive it.

Chair Clites announced that a Design Award for Signage and Restoration Preservation was being presented for the Brick & Mortar building. He reviewed the history of the application and noted that even though the HDRC approved the painting of the building, the owner ultimately determined not to do so and only painted the sign on the building.

Shaun McDonald, the owner of the building, thanked the Committee for their discussion of the application and noted that it opened their eyes. He advised that after thinking about it, they agreed that to paint the building would take away from its historic character.

Chair Clites announced that a Design Award for Signage was being presented to Side Saddle East and presented the award to their representative. He noted that Middleburg was always recognized for their good signs.

Chair Clites announced that Design Awards for Signage were also being presented to Thistlewaite Americana and the PlayRoom. He advised that he would deliver the awards to those businesses, as no one was present to receive them.

Approval of Minutes

Committee Member Jenkins moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve the April 6, 2023 Regular Meeting Minutes.

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

No – N/A

Abstain – N/A

Absent – Committee Member Anderson
(Chair Clites on votes in the case of a tie.)

New Business

COA 23-09 (S 23-04): Projecting Sign – 22 East Washington Street – Le Boudoir

Planning & Project Associate LaClare reminded the Committee that the sign was approved years ago and advised that it was simply being moved to the business’ new location. In response to an inquiry from the Committee, she confirmed it would be installed on the bracket that was from the business’ previous location.

Councilmember Pearson moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 23-09 (S 23-04), a request of Bernita Gazawi for a projecting sign at 22 East Washington Street (Le Boudoir).

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

No – N/A

Abstain – N/A

Absent – Committee Member Anderson
(Chair Clites on votes in the case of a tie.)

COA 23-10 (S 23-05): Projecting Sign & Paint Doors – 12 N. Madison Street – The Woolley Fox

Planning & Project Associate LaClare reported that the applicants planned to install a temporary sign until the permanent one was ready. She advised that the applicants also painted the doors and noted that this had been added to the application.

John Ralph, of Quail Run Signs, appeared before the Committee. In response to an inquiry, he advised that the frame would be raised, the white background would be inset, and the letters would be carved into the sign. Mr. Ralph advised that the gold and black colors would be the transition between the raised portion of the sign and the floor.

In response to an inquiry from the Committee as to why the door color was not incorporated into the sign, Natalie Fox, the applicant, explained that the sign was based on the yellow sofa theme and she didn’t want to paint the door yellow, as she thought it would be offensive. She opined that the proposed door color, Hidden Cove, was a neutral blue and looked nice with the yellow. She noted that the door was very damaged and needed to be repaired and repainted.

In response to an inquiry from the Committee, Mr. Ralph confirmed there was a planting bed below the sign and that the sign would not project over a walking surface.

Ms. Fox advised that they would use the existing bracket and noted that the sign would be the same size as the previous one. She advised that they planned to have a soft opening on May 10th.

Committee Member Littleton moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 23-10 (S 23-05), a request of Pam Woolley and Natalie Fox for a projecting sign at 12 North Madison Street (The Woolley Fox) and the blue paint on the door.

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

No – N/A

Abstain – N/A

Absent – Committee Member Anderson

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

COA 23-11 (S 23-06): Directory Panel Replacement Sign, Projecting Sign & Wall Sign – 6 & 8 North Madison Street – The Middleburg Museum

John Ralph, of Quail Run Signs, advised the Committee that the projecting and wall signs contained the Middleburg Museum’s logo. He further advised that the maroon directory panel sign was standard for what went there.

Planning & Project Associate LaClare confirmed the signs met the sign ordinance requirements.

In response to inquiries from the Committee, Mr. Ralph advised that there would be a sign over the door and a hanging sign, which were the same as the previous signage. He noted that he did not know whether the plan was for the awning to remain.

In response to an inquiry from the Committee, Planning & Project Associate LaClare advised that the door was a red color.

The Committee held some discussion of the awning. It was suggested that the photograph may have been an old one from when the building contained an awning. The Committee noted the need for clarification on the awning.

In response to an inquiry from the Committee, Mr. Ralph confirmed the elements would be carved and the border would be painted on the flat panel.

The Committee noted that the application was for three signs. They expressed concern that the sign above the door was out of proportion with the building. The Committee questioned whether the logo needed to be on that sign.

Mr. Ralph advised that what the Committee was saying was logical from an aesthetic standpoint. He suggested the sign be rectangular, justified with the door, and not contain the logo. In response to comments from the Committee, Mr. Ralph noted that there were multiple doors; therefore, a sign was needed to direct people to the appropriate one.

The Committee suggested the signs should also contain the words “Visitors Center”. They expressed concern that the logo would be confusing since it depicted the Pink Box building. The Committee suggested the sign above the building simply read “Middleburg Museum & Visitors Center”, that it be in a square frame like the projecting sign, and that it match the width of the door trim.

Mr. Ralph asked that rather than tabling action on the application, the Committee approve it as discussed and noted that he could return if needed.

Councilmember Pearson moved, seconded by Vice Chair Lee, that the Historic District Review Committee approve COA 23-11 (S 23-06), a request of Suzanne Obetz, for an existing directory panel replacement, along with a projecting sign, and a wall sign at 6 and 8 North Madison Street (The Middleburg Museum), conditioned upon the sign over the door being like the projecting sign, to read "Middleburg Museum & Visitor's Center, to fit appropriately and be without the logo above the door.

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

No – N/A

Abstain – N/A

Absent – Committee Member Anderson

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

COA 23-12 (S 23-07): Projecting Sign & Vinyl Window Sign – 9 S. Madison Street – Posh Pixies Kidswear

John Ralph, of Quail Run Signs, advised the Committee that the previous occupant installed a sign and bracket without the proper approvals.

Robin Klombers, the applicant, noted that the existing bracket was quite substantial and was connected to the building with wires. She advised that should it be removed, the building would need repairs. In response to inquiries from the Committee, she advised that she was also seeking approval to place their name on the door, but not on the window. She confirmed the chain on the bracket would be removed if the Committee approved the use of it.

In response to an inquiry, Mr. Ralph advised that the lettering and accents would be carved into the sign.

In response to an inquiry from the Committee, Ms. Klombers advised that they proposed two options for wording on the sign, in case the sign's size had to be increased because of the bracket's large size. She noted, however, that her preference was to use her logo only. Mr. Ralph advised that Option B was not the applicant's preferred option.

The Committee agreed the simpler design was better and would result in almost a square sign. They expressed a preference to replace the bracket with the proposed substitute one and opined that the existing bracket was too large for the building.

Ms. Klombers advised that the landlord would prefer to keep the existing bracket because of possible damage to the building if it was replaced; however, she would follow whatever approval the HDRC gave and would convey that to the building owner. She expressed a preference for the substitute bracket; however, she noted that she was only a tenant, and this was not her call.

In response to an inquiry from the Committee, Mr. Ralph confirmed the existing bracket could be shortened. He opined that it could be removed and the holes in the building caulked without a problem.

After some discussion, the members agreed they preferred the replacement bracket. They suggested that if the property owner wished something different, the application could be returned to them.

Chair Clites moved, seconded by Committee Member Wright, that the Historic District Review Committee approve COA 23-12 (S 23-07), a request of Robin Klombers for a projecting sign and a vinyl window sign at 9 South Madison Street (Posh Pixies Kidswear), with the reduced sign size, which is preferred by the applicant, on the bracket that is shown on Page 9 of 14, which is a replacement for the bracket that's there, and approval of the Posh Pixies Kidswear name on the outside of the door.

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

Discussion Items

The Committee advised that it was confusing when applicants used old photographs that contained conditions that no longer existed. They acknowledged, however, that there was not a better way to handle it than to Photoshop a digital picture of the existing conditions.

The Committee noted the need for a paint sample for the new door color for 12 N. Madison Street.

2023 Joint Architectural Review Board Awards

Planning & Project Associate LaClare reported that the Joint Architectural Review Board (JARB) would present awards again this year and advised that they needed two representatives from the HDRC to represent Middleburg. She reminded the members that the awards event would be held in September. Ms. LaClare noted that JARB asked for recommendations for possible venues. She reminded the Committee that last year, the event was held on a Thursday night, with approximately eighty people in attendance.

The Committee suggested that possible locations could include Lost Barrel or the Boxwood Winery.

Committee Member Jenkins nominated Tim Clites and Punkin Lee to serve on the Joint Architectural Review Board. Committee Member Littleton seconded the nomination.

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

Chair Clites and Vice Chair Lee agreed to represent Middleburg.

Planning & Project Associate LaClare noted that many jurisdictions did not offer sign nominations and opined that Middleburg would have a number of outstanding nominations again this year.

Expansion of Historic District

Committee Member Littleton reminded the Committee that, in the past, they discussed the expansion of the Historic District. She noted a house that was under construction on Stonewall Avenue and opined that it was a shame that the Ridgeview area was not in the Historic District.

Chair Clites reminded the Committee that the expansion of the Historic District boundaries was not a simple process. He noted that there were requirements to do so and advised that the Town must be able to identify the historic assets it would be preserving. Mr. Clites opined that the Ridgeview area was almost old enough; however, he reiterated that the Committee must be able to identify what was significant and what was contributing. He noted that Leesburg had two different historic districts, each of which

followed a different set of regulations. Mr. Clites suggested that what the Committee did in the Historic District would not apply in the Ridgeview area. He advised that the reason houses could be built to the size they were was because of the zoning regulations. Mr. Clites noted that the Planning Commission adjusted those regulations in the last year or two.

Planning & Project Associate LaClare reminded the Committee that the 2016 Historic Survey recommended tightening the boundaries to eliminate the buildings that did not fall within the norm for a historic district. She advised that the Council was discussing additional changes to the zoning regulations for the R-2 District.

Chair Clites reminded the Committee that part of their work was subjective within the confines of what they were trying to preserve and advised that it would be difficult to apply subjectivity to the Ridgeview area. He noted that approximately eight years ago, the then-sitting Council did not wish to apply that level of oversight to the Ridgeview area. Mr. Clites reiterated that the Planning Commission was considering restricting the sizes of houses that could be built and advised that there would be no level of design oversight.

Planning & Project Associate LaClare reported that changes to the zoning ordinance were approved to reduce the amount of impervious surface that would be allowed on a lot due to building.

Committee Member Littleton opined that there was no cohesiveness to the new construction. She advised that the HDRC did a good job of providing input to applicants. Ms. Littleton opined that the new homes were too modern looking. She suggested that people were not aware of the efforts that were being undertaken to make changes to the regulations.

Chair Clites opined that this would only occur when enough members of Council wanted to preserve the area. He noted that the Town could create architectural control districts on the entrance corridors.

Town Clerk North reported that the creation of an architectural control district was one of the options the Council was considering. She noted that this would be a topic of discussion during the next Council meeting and suggested the members attend the meeting or view it online. Ms. North advised that the Council would hold a public input session in order to obtain comments on the options they were considering and noted that the property owners in the Ridgeview area would be invited to attend.

Planning & Project Associate LaClare reported that the Planning Commission looked at the sizes of the houses in the Ridgeview area, which was the basis for their recommendations for zoning text amendments. She encouraged the members to attend the Council meeting to make their feelings known.

Chair Clites opined that the public input session would be a great opportunity.

Quorum – June Meeting

Those members who were present indicated they would be present for the June 1st meeting.

There being no further business, the meeting was adjourned at 6:40 p.m.

RESPECTFULLY SUBMITTED:

Rhonda S. North, MMC, Town Clerk

HDRC Meeting Transcript – May 4, 2023

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

Rhonda North: We're good to go if that's true. [gavel]

Tim Clites: That's the best part of the meeting when you get to bang on the table. Welcome everyone to Middleburg Historic District Review Committee's meeting for Thursday, May the 4th, 2023. The first order of business is Roll Call.

Rhonda North: Chair Clites.

Tim Clites: Present.

Rhonda North: Vice Chair Lee.

Punkin Lee: Present.

Rhonda North: Committee Member Anderson is absent. Committee Member Jenkins.

Virginia Jenkins: Present.

Rhonda North: Committee Member Littleton.

Margaret Littleton: Here.

Rhonda North: Committee Member Wright.

Linda Wright: Here.

Rhonda North: Council Member Pearson.

Cindy Pearson: Here.

Tim Clites: Thank you. Next is public comments. There's a couple of you here. I think you're here probably for the item after this one, But we'd like to pause just for a moment if anyone in the public wants to address us about anything that's not on our agenda. And I think we've been doing this for a year, and no one's ever taken us up on the offer. So keep that quiet. Don't tell people we actually it's okay. [laughter] Just a reminder for the group up here. Turn your mic on and off and we'll try not to speak over each other. I don't know how you did. You must have done great last because the meeting was done in like 4.5 minutes, but we'll be a little longer tonight. We have Historic Preservation Awards for 2023 and we have two different awards. The first is a Legacy Award and then the other is and that's specifically given only to one. But I'm going to pause for a moment and let Estee go ahead and read. We established these two years ago, I believe, and this is Historic Preservation Month, So thank you, if those of you that are coming for your award tonight but Legacy Award, let's run over that first.

Estee LaClare: Thank you, Chair Clites. So the establishment of the Annual Legacy Award is based upon a historically significant building in town. A person or an organization who has meaningfully contributed to the preservation of either a historic building or in the service of working to preserve historically significant buildings, volunteerism and or dedication to the Town of Middleburg. The Legacy

Award is similar to a lifetime achievement award for an individual who have made important and sustained contributions to the understanding and the promotion of historic preservation and history. [off mic] So that's the legacy.

Tim Clites: Thank you. That's the Legacy Award. And this year we in previous meetings discussed and have awarded the Red Fox Inn and Tavern. I don't know if anyone from that establishment is here, but for those of you that are in town, obviously you probably weren't here more than twice until you noticed that building. So it's a building that we as a group thought just really contributes a lot by its history and its presence and the way it's been preserved. So maybe sometime next week I could go with you and let's just plan to go down there and we'll deliver that award in person. Does that sound all right?

Estee LaClare: That sounds great. [off mic]

Tim Clites: Yeah. Awesome. You're welcome. All right, so now we have one, two, three, four Design Awards. The Design Awards are slightly different. We're allowed to give out more than one of those. But I'll pause and let Estee just give you all a brief recap of Design Awards.

Estee LaClare: [off mic] Okay. So the HDRC Members this award is at their discretion as well as whether or not they should be awarded every year and what categories the awards will be given in. The HDRC has framed this award as a program to highlight exceptional projects in the Middleburg Historic District and to recognize individuals who have contributed to the preservation and enhancement of the Middleburg community. So the projects will be awarded within three years of their completion is what they decided [off mic].

Tim Clites: All right. And we'll just jump in. The first one is the Design Award for both signage and the restoration preservation for the Brick & Mortar Mercantile building. Is Anyone here on their behalf tonight? [off mic] Great. Well, that means I get to get out of my seat. Thank you. Let's give this gentleman a round of applause.

Estee LaClare: Thank you so much for coming.

Shawn McDonald: Yeah. I'm glad I could make it back in town.

Tim Clites: Your building has a unique piece of history to the process of approval, which you'll remember, and we greatly appreciate, which is the group that came in and asked for the approval for this building. I don't know if you all know the Brick & Mortar building. It's a little kind of nondescript brick building. I forget the exact age. And the debate was, could we paint the outside And generally the historic district, we say we don't really want to paint the outside of a brick building because once it's done, it's really hard to undo. And so there was this intense debate and at the end of it, I don't even remember who voted how, but it was like it was like a tie breaker, kind of like, Okay, you can paint the building. And the applicant went back and started to work on the building and said, "You know, we don't have to paint the building. And it seemed like they approved it, but they didn't. I'm putting words in your mouth.

Shawn McDonald: No, you're right.

Tim Clites: But let's just not paint the building. And instead they painted the sign on the building, which was supposed to be painted on a painted building. And I have to say, I love it. The painter was there painting it. I actually had to take a picture and put it on social media. I was so excited about it. So anyway, thank you again. This is your award. [multiple speakers], with it as you like, but we appreciate your contribution to our town.

Shawn McDonald: And thank you to the Committee because it actually the discussion actually gets you thinking more. Right. And so obviously that helped hearing people's different takes versus your own

perspective. So it kind of opened our eyes. And then even though we did get the approval that night, we kind of thought back about it and like, are we whitewashing? It was going to go like a whitewashed brick. Which I think would be clean and nice, but it might take away from the historical character of the building. So we power washed it. And it has one little area where there was a [off mic] door, but it actually doesn't look that bad. At first, I was like, Ah, but then once you power wash it all, it also had some like [off mic] on it, like concrete, [off mic] on it. So it cleaned up nice and [inaudible] when you painted the metal windows and doors, that black that kind of made it all pop at the top border which kind of framed it. So thank you for the process and thank you for the award.

Tim Clites: You're welcome. Appreciate you coming in tonight. All right. [off mic]

Estee LaClare: Certainly happy to do that. So the next one is for Side Saddle Eastern. Who I do believe is [off mic].

Tim Clites: All right this is a Sign Awarded the next three Sign Awards they are we say thank you for coming this your award. Signage is an interesting thing, right? Like we're not allowed to regulate really what people say on signage. We have John Ralph. He's like our resident. It's not on the committee. [laughter] He comes every month and we're always glad to see him. But an interesting thing happened last year at the I don't know [inaudible] told him. No, no, no. We'll let them get a picture.

Unknown Speaker 1: So, [off mic].

Tim Clites: Did you get it? [multiple speakers]

Unknown Speaker 2: Yes, sir. Thank you.

Tim Clites: There's an interesting habit related to signage, which is last year, Estee and Punkin, I think the three of us, maybe some others, went to Design Awards for Historic Preservation in the county of Loudoun. And so we sat there with all of the other historic districts, including the Loudoun County Historic Oversight Committee. And the one comment that came through loud and clear was Middleburg, yeah you all always bring good signs. And it was like, Wow, that's kind of nice. Someone else told us what they saw in our little town. So sometimes I think we may be failing the Committee like we're overdoing it, but I think that's kind of the proof's in the pudding, right? When people recognize that great signage is a contribution. So and thank you.

Unknown Speaker 1: Thanks.

Tim Clites: We have a few more. Congratulations. [applause]

Estee LaClare: The next one is for the Design Award, for signage for Thistlethwaite Americana.

Tim Clites: Thistlethwaite Americana is anyone here from them?

Estee LaClare: I don't see them. I don't. [multiple speakers]

Tim Clites: So we'll do the same thing.

Estee LaClare: The final award was for signage as well for Playroom.

Tim Clites: Playroom. So thank you. Is someone here for that?

Estee LaClare: No.

Tim Clites: No. Oh, come on.

Estee LaClare: We'll be running around next week.

Tim Clites: We've got a little run around, [off mic].

Estee LaClare: Perfect. Thank you.

Tim Clites: So the rest of you know what you're in for. Depending on what you're showing to us tonight, you might have to come back.

Estee LaClare: Wait one second. Would it be okay if you did a picture with the ones who are here?

Tim Clites: Sure.

Estee LaClare: Great.

Tim Clites: Wait, [off mic] Do I have to be in the picture? [laughter]

Estee LaClare: Yes.

Unknown Speaker 2: Mr. Chairman, come on.

Estee LaClare: Thank you.

Tim Clites: Where do you want me to stand?

Estee LaClare: Do you want to? Does the Committee want to be standing up? No. Okay. Very good.

Punkin Lee: It's all yours, Tim.

Shawn McDonald: Pretty shy when it comes to photos.

Estee LaClare: All right. It's okay if you want to have your picture so that you can see. Thank you all very much for coming.

Tim Clites: All right. Pull in your belly. I'm just kidding. [laughter]

Shawn McDonald: That's right. Always.

Estee LaClare: Thank you very much.

Shawn McDonald: Thank you. [multiple speakers]

Tim Clites: All right. Thank you all for allowing us to go through that. And the next item on our agenda is the approval of the minutes from the April 6th regular meeting. Any comments or clarifications on the meeting minutes?

Virginia Jenkins: I make a motion to approve the minutes of the April 6, 2023 minutes.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Motion passes. Action item new business COA 23-09 S23-06 request of Bernita Gazawi. I'm sorry if I messed that up for projecting sign at 22 East Washington Street.

Estee LaClare: Right here. [off mic]

Bernita Gazawi: Okay.

Tim Clites: Yeah. I'm sorry. And for all of you that are here, we will not be offended if you came for the awards and have other things you'd like to do tonight. It's perfectly respectful to decide that you had your turn in a meeting like this previous. [laughter] So thank you for coming tonight. You're welcome to stay, but don't feel obligated to do so. Thanks for that reminder, Cindy. All right. I'll be quiet for a moment. Estee? Estee's computer shut down so.

Estee LaClare: Fortunately, I always have printouts too, because I don't trust my service. So essentially this is a sign that was approved a number of years ago and the applicant has moved, and she would like to put the sign back up in a new location where it used to be [off mic]. And you've now moved to, so Le Boudoir was on South Madison and now she moved on to East Washington.

Tim Clites: All right. Cindy, why don't we start with you and work our way around the room? Any comments?

Cindy Pearson: I have no questions or concerns.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: Just to verify, this is on the same post that the previous sign was?

Bernita Gazawi: Yes.

Estee LaClare: Is there, [off mic] did you take?

Virginia Jenkins: Oh, not the post, but the.

Bernita Gazawi: The bracket?

Virginia Jenkins: The bracket.

Estee LaClare: It was not a bracket there Moda had a wall sign [multiple speakers].

Virginia Jenkins: Oh okay.

Estee LaClare: This Bracket, was this a bracket that you had on? [multiple speakers]

Virginia Jenkins: On the other building.

Estee LaClare: Thank you.

Virginia Jenkins: Okay.

Tim Clites: Thank you.

Linda Wright: I'm fine with it. I think it looks great.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think it's fine. And the height is met the height requirement. Right. So thank you.

Tim Clites: Thank you.

Margaret Littleton: Looks good.

Tim Clites: All right. Well, so, you know, the next step, somebody.

Margaret Littleton: Oh I'll do it.

Punkin Lee: Cindy's going?

Cindy Pearson: I can't. If I can get my computer to go with me. Seem like it's choking today. [multiple speakers] Right there.

Virginia Jenkins: Can you read it? Yep.

Cindy Pearson: I make a motion to approve COA 23-09 S23-04 Request of Bernita Gazawi for projecting sign at 22 East Washington Street. And how do you say your business's name?

Bernita Gazawi: Le Boudoir.

Cindy Pearson: Thank you. I don't have the boudoir. [laughter]

Virginia Jenkins: Yeah, you do.

Cindy Pearson: Yeah, I do.

Punkin Lee: Got it.

Linda Wright: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Motion passes. Thank you.

Bernita Gazawi: Thank you.

Tim Clites: Next item. COA 23-10 S23-05. Request of Pam Woolley and Natalie Fox for a projecting sign and repainting of the door at 12 North Madison Street, The Woolley Fox. Hello.

Natalie Fox: Hello.

Tim Clites: I think they like you to state your name for the record.

Natalie Fox: I am Natalie Fox and Pam Woolley could not be here tonight unfortunately.

Tim Clites: We won't be too difficult.

Natalie Fox: She's awesome though, just for the record.

Tim Clites: So thank you. Estee, anything you want us to?

Estee LaClare: I just wanted to let you know that they have gone through and they're also going to be doing a temporary sign that's waiting Will's approval until their sign is completed. They did paint the door, but we now have that, and we added it to the application so that we can get approval or whatever the Committee might decide this evening if you have any comments as to the color. But we were trying to go through the process and make it as easy as possible within the parameters of our design guidelines. [multiple speakers] It should be part of it should be in your systems.

Tim Clites: That's the color of the door as it's been painted. Thank you. Estee. Yep. [off mic] Anything to add? Nope. Okay. Thank you. Cindy.

Cindy Pearson: No, not at this time. Not at this time. I don't have any questions.

Tim Clites: Thank you. Before we run around the room, let me just ask either Mr. Ralph or the applicant which parts of the sign are projecting and or carved so that we all have that in our minds eye?

John Ralph: I haven't made it yet, but my. Sorry.

Tim Clites: That's nice. Actually, that's kind of what it's supposed to be but.

John Ralph: You know, it doesn't always work that way. I'm guessing I'm the next couple too.

Estee LaClare: Yes. [multiple speakers]

John Ralph: I'll come join you.

Natalie Fox: Do you want this seat instead?

John Ralph: I'll come join you.

Tim Clites: State your name for the record, please.

John Ralph: John Ralph with Quail Run. My vision was actually to do a raised frame, so the frame would be the thickest part. The white background would inset and then the letters would carve into that. So multiple depths, the letters are too small to do raised.

Tim Clites: Right. So raised frame would be the white, there's white, then there's a.

John Ralph: The gold and black would be the transition from the raised to the floor.

Tim Clites: Understood. Thank you for that clarification. All right now let's continue around the room. Virginia.

Virginia Jenkins: I have no questions at this time.

Tim Clites: Thank you.

Linda Wright: I think it's very attractive. I think it's very attractive sign. So I'm great with that.

Natalie Fox: Thank you. I designed it. [laughter] I appreciate it.

Tim Clites: Thank you. Punkin.

Punkin Lee: I think the sign is lovely. I was just curious why there was no pickup from the door in the sign.

Natalie Fox: No pick, what?

Punkin Lee: Of the color you had blue. I was just curious.

Natalie Fox: So the yellow goes with the yellow sofa theme. Right. [laughter] And the blue, we didn't want to paint the door yellow. We thought that might be offensive so.

Punkin Lee: Right.

Natalie Fox: We picked a sort of pretty neutral blue and it just looked nice with the yellow.

Punkin Lee: I mean, the door looks beautiful.

Natalie Fox: Thank you. It was really damaged, which is why we decided to paint it. We didn't realize you needed permission for the color. I'm sorry about that. But the door was cracked and damaged, so we wanted to repair it and take care of that.

Punkin Lee: That was lovely. Thank you.

Tim Clites: Thank you, Punkin. Margaret.

Margaret Littleton: I think it looks great.

Tim Clites: Awesome. Well, that's what we like to hear.

Natalie Fox: Yeah, definitely.

Tim Clites: All these ladies. You notice I'm not allowed to say much in these meetings. No, I'm just kidding. Actually, I don't feel the need to add when I'm in agreement. So the one thing it does seem clear from the picture. I'm sorry, I didn't stand up. So the sign projects out from the building, but that's actually a plant bed below it. So it can be lower than that. It doesn't have any issues with.

John Ralph: Correct. It doesn't project over it any kind of walking surface.

Tim Clites: Yeah, perfect. Thanks for clarifying. [multiple speakers]

Natalie Fox: Same bracket that the pink box sign was on before too. In the same size.

Tim Clites: Yeah. Perfect. All right, well, I'll entertain a motion when someone's ready.

John Ralph: But you can't walk under it. So that's why.

Margaret Littleton: I'd like to approve the COA 23-10 S23-05 request of Pam Woolley and Natalie Fox for a projecting sign at 12 North Madison Street, the Woolley Fox.

Punkin Lee: Second.

Tim Clites: And repainting of the door.

Margaret Littleton: And the blue paint on the door.

Tim Clites: Thank you.

Margaret Littleton: It's lovely.

Punkin Lee: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any Abstain? Thank you. Motion passes.

Punkin Lee: When do you open?

Natalie Fox: Our soft opening and ribbon cutting is on the 10th from 5 to 7, so I hope you guys can come.

Punkin Lee: Thank you. [multiple speakers] Thank you.

Natalie Fox: Oh, and the color is Sherwin-Williams Hidden Cove. It's the color of the door.

Margaret Littleton: Hidden Cove.

Punkin Lee: It's a lovely color.

Natalie Fox: Thank you.

Natalie Fox: What did you say?

Tim Clites: With a name like that you got to remember. Awesome. All right. Next order of Business. COA 23-11 S23-06 request of Suzanne Obetz for an existing directory panel replacement, along with a projecting sign and a wall sign at six and eight North Madison Street. The Middleburg Museum. Mr. Ralph, are you here on behalf of the applicant?

John Ralph: I am indeed.

Tim Clites: Is there anything you would like to share with us?

John Ralph: I don't think so. I mean, it's really a sign made of their logo as presented to us. And the maroon panel that goes at the corner is the standard of what always goes there.

Tim Clites: Anything to add, Estee?

Estee LaClare: I do not have anything else to add, but it does meet all the requirements [off mic].

Tim Clites: Margaret.

Margaret Littleton: I have no comment.

Tim Clites: Thank you. Punkin.

Punkin Lee: So there's one going over the door and one hanging?

John Ralph: Yeah, exactly. As long as Foster had it.

Punkin Lee: Right.

John Ralph: Same two locations.

Punkin Lee: Thank you.

Tim Clites: Linda.

Linda Wright: No, I'm good with it. I like the pink awning. Is that leaving or staying? A little pop of color there. Is that staying there, the awning?

John Ralph: I don't actually know anything about an awning change, if there's been one.

Linda Wright: Okay. The picture just shows that it's very bright pink. [laughter]

John Ralph: I think I might just be how it reproduced. It looks maroon in my picture. Okay.

Punkin Lee: [multiple speakers] There was no awning at all. [inaudible] Yeah. [multiple speakers]

Cindy Pearson: Is the door that color also? Looks I can't tell. It almost looks like a neon something here.

Virginia Jenkins: Wasn't it red?

Punkin Lee: It was red.

John Ralph: They're actually quite red. I think yours just reproduced, oddly.

Virginia Jenkins: Red doesn't go with the pink and green.

Margaret Littleton: No. But I think it'll get a lot more exposure.

Virginia Jenkins: Here's a question for you.

John Ralph: I don't know a thing about the awning. It hasn't been discussed.

Virginia Jenkins: How about the door?

Margaret Littleton: It's okay.

Cindy Pearson: Do you know Estee is there?

Estee LaClare: No one has spoken to me about that. [off mic] they were going to paint it or not.

Punkin Lee: It needs painting. [inaudible] Yeah, if you change the color.

Tim Clites: So let's refocus the conversation on the signage that's before us for approval. Thank you for all those questions, by the way. But I think if there is a question about the awning, I would say that at the end of our discussion with Cindy giving us some input, if we want to be clear in our approval, we should do so. My assumption was that the awning picture was perhaps an old picture and that there was no awning there given the placement of the sign in the next picture on page three. So let's condition an approval with that. And if it's something different, we can manage that later or with the staff. Cindy, do you have any.

Cindy Pearson: I don't have any questions about the sign. Thank you.

Tim Clites: My only question is carved and painted. Same question as the last application.

John Ralph: There's really not much we can do with this other than to carve the elements in.

Tim Clites: So the elements are carved in, the border is painted on a flat panel.

John Ralph: Correct.

Tim Clites: Understood.

John Ralph: It doesn't really lend itself to too much else, unfortunately.

Tim Clites: Understood. Thank you. I have no comments beyond what we've heard.

Virginia Jenkins: Are they doing both?

Tim Clites: Yeah. So there are two of the multicolored signs that would go on the white portion of the building. It's a long building that wraps the corner and out at the street front would be the golden maroon with that building signage.

John Ralph: Correct.

Tim Clites: So we're actually reviewing three signs in one application.

Virginia Jenkins: I have a question.

Tim Clites: Sure.

Virginia Jenkins: And maybe it's just me and just the way it's put on here, but the one that's affixed above the door. That looks like it's a little bit out of proportion. Am I? And that might just be the way the Xerox handled it.

Margaret Littleton: Yeah, it's huge.

Punkin Lee: Three feet.

Cindy Pearson: Three feet that's.

Linda Wright: It's three feet tall. That would be about right.

Margaret Littleton: It passes the.

Estee LaClare: Well, it's within your discretion if you feel that it might not be in alignment to the building. The committee does have discretion and you've done so in the past, to ask for the sign to be smaller. Because it is 9.8ft² that sign for the wall sign.

Virginia Jenkins: Well, I'm wondering if there's a need. You have the logo on the sign above the door.

Margaret Littleton: I agree.

John Ralph: As I sit here and look at it, I see the same thing you're seeing.

Virginia Jenkins: Thank you.

Tim Clites: It seems like it's a busyness with the roof bay projecting bays beside it. Right?

Virginia Jenkins: Yeah. I mean.

John Ralph: Obviously we present what the customer asks us to. But aesthetically speaking, where you're going is very logical. [multiple speakers]

Margaret Littleton: Much better.

Virginia Jenkins: Thank you very much.

Cindy Pearson: Those eyes are still working.

Tim Clites: And the projecting sign on both sides would still have the logo, which is really what draws you from a distance. Once you're walking down the street, it's just a matter of which door. Right?

Punkin Lee: Right. And I think the one over the door. Yeah. Just looks rather top heavy for its.

Virginia Jenkins: It's almost like a distraction.

Punkin Lee: Like it's squished because you've got a narrow door and those two big windows.

John Ralph: If it became a rectangle without the house.

Punkin Lee: Correct.

John Ralph: And just justified with the door, I think it would all start to look.

Punkin Lee: Tidier and more appropriate.

Virginia Jenkins: Right.

John Ralph: I wouldn't argue that.

Virginia Jenkins: But it's almost like overkill.

Punkin Lee: Right.

Virginia Jenkins: You know? I mean, are they. Well, again, you don't know about the.

John Ralph: You've got more than one door. So they do kind of need something there.

Virginia Jenkins: Oh, they do have more than one door.

John Ralph: Yes.

Margaret Littleton: Why can't it be like the one on the street? The paddle.

John Ralph: I think because it doesn't really tie into the building, the sign and the other sign or anything else. I think from a branding standpoint, they want their logo there, in their logo colors.

Margaret Littleton: I think it's nice to say visitor center as well as Museum.

Punkin Lee: Right.

Margaret Littleton: So people can come in there and get their leaflets. Personally.

Punkin Lee: It's a good point because when Woolley Fox they took over the information so now you don't know where to go if you're. Look at that sign on the end of the corner with an arrow that says information center.

John Ralph: And well, the big sign does say very clearly, though, on both sides.

Cindy Pearson: But it doesn't look like you would be going in that door.

Punkin Lee: Right. If you're standing at the Red Fox looking at the sign that's directing you down the street and it says information and you're walking along, you don't there is no information on any outside wall to tell you that's where you go.

Cindy Pearson: And it's kind of confusing with the picture of the pink box being their logo. But you don't want to go down to where [multiple speakers]. So with the whole thing is a little bit I thought it was just me, so I.

Punkin Lee: No, no, not you. [laughter]

Cindy Pearson: Okay.

Margaret Littleton: No, I think it should say visitor center.

Tim Clites: Might I?

Cindy Pearson: Yes. Please.

Tim Clites: Wrap all of this up with a suggestion, because I think that's all really good comments. If the sign above the door said Middleburg Museum and Visitor Center in a square frame like the projecting sign and its approximate height was as tall, which I think this seems to work proportionately with the dark portion over the bays. It just seems like it would fit in there, like it belonged in that place. Does that make sense?

John Ralph: And I think it should be the width of the door.

Tim Clites: Yeah.

John Ralph: Or the door trim. I'm sorry.

Tim Clites: [multiple speakers] And then, like that, the dark sloped roof is some dimension. And I think I agree with the Committee. Both sets of words. Then there's no doubt. Oh, I'm a visitor. I go in, I'm going to the museum. It's not two separate places.

John Ralph: I don't think they would have any concern with that. It's not illogical.

Estee LaClare: If I may, Chair Clites would you want to maybe speak with the applicant, and we could table this until next month?

John Ralph: I don't think they would. I think they would prefer that we get it approved. We can always come back.

Estee LaClare: Okay.

Tim Clites: I would [inaudible].

John Ralph: They're open, so.

Tim Clites: Yeah, we'll approve. And if you need to come back, we're happy to talk about it. [multiple speakers]

John Ralph: Even amend one, then we'll hold off on one and come back. But I don't think they want us to delay it.

Estee LaClare: Thank you.

Virginia Jenkins: I'm willing to approve the one that's hanging, but I'm not sure about the other.

Cindy Pearson: Or with the.

Tim Clites: Virginia. Say that again. Would you? You're not concerned about the. You're not sure about the other one as in approving it based on our description?

Virginia Jenkins: No, I'm. You mean the one that's fixed?

Tim Clites: The one that's affixed. I think our consensus is if you look at the hanging one and.

Virginia Jenkins: The hanging one I have no issue with.

Tim Clites: You literally made the black box big enough to go around Middleburg Museum and Visitor Center. And put it above the door with two clarifications. One, the width of it would be the width of the door and the height of it would be proportioned to the height of the two little roof structures so that it doesn't stick up above the roof the way the awning does in that one picture.

Virginia Jenkins: And then they'd have the green and then the pink? Like they have on the hanging sign.

Tim Clites: Yeah, it'd be the same color scheme.

John Ralph: That is their logo color. I mean.

Virginia Jenkins: I know I was on that board.

John Ralph: You didn't choose it?

Cindy Pearson: No.

Virginia Jenkins: I approved it. How's that?

Tim Clites: Well, then we may be approving it again. [multiple speakers]. If someone would. Is there any further discussion? Does someone feel comfortable making a motion that would clarify the wall mounted sign above the door as part of the motion?

Cindy Pearson: I'll make it as long as Rhonda can pause for a second when I have to clarify what I'm saying. It's a motion to approve COA 23-11 52306 the request of Suzanne Obetz for an existing directory panel replacement along with the projecting sign and with. What word would I use there, suggestions? And for the wall sign on six and eight North Madison Street. The Middleburg Museum with the correction, the suggestions being.

Tim Clites: It's not a suggestion. We're approving it this way.

Cindy Pearson: Okay. Condition. Thank you. That the sign over the door the Middleburg Museum be like the projecting sign, the Middleburg Museum and Visitor Center to fit appropriately.

Tim Clites: Without the logo above the door.

Margaret Littleton: And including the visitor center.

Cindy Pearson: Yes.

Tim Clites: Including the words visitor center.

Cindy Pearson: Yes. The words the visitor center.

Tim Clites: Any other discussion or second?

Punkin Lee: Second.

Tim Clites: All those in favor?

All of Committee: Aye.

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

Cindy Pearson: What did you say? [off mic]

Tim Clites: What did you say? You're just being ornery. Arbitrary? Oh, I'm sorry. [laughter]

Cindy Pearson: Oh, you're not right.

Tim Clites: [multiple speakers] All right. And finally, COA 23-12 S23-07 request of Robin Klombers for a projecting sign and a vinyl window sign at 9 South Madison Street Posh Pixies Kidswear. Thank you for your patience.

Robin Klombers: Thank you for seeing me or hearing this tonight.

Tim Clites: Yeah, you're welcome. Happy to do it. Estee, any feedback additional beyond what we have in our application from you?

Estee LaClare: No, but I do want to bring to your attention about the existing sign on the bracket from the previous business that the enforcement measures were taken. So in regards to that, but fortunately, the applicant has provided some other information and another bracket choice. [off mic]

John Ralph: And in case anyone is unclear on that, if you want me to clarify, my understanding is whoever was there previously put a sign in bracket up without approval.

Robin Klombers: Prior to it's my understanding that prior to the previous tenant. So the one before or even before that put that bracket up, that bracket is quite substantial, and it is even attached by wires to the building. So should it need to be removed, there may be repairs that are required to that building and the landlord is aware of that since it was brought to our attention. And it was our understanding that it wasn't necessarily the bracket that was in question, but that lovely sign that is there now that we are making go away.

Tim Clites: Well, thank you. Do you understand now why the beginning of the meeting was so wonderful for us? [laughter] Like, this happens on occasion, and so, yeah, it's very nice when the process and people come in and we review it and then we can kind of celebrate that. So thank you for taking that sign down. I will start with that before we even go around to the committee.

Robin Klombers: You know what your our I should say, because I'm a resident, our amazing officers have offered to help my husband hold the ladder. [laughter] Because Danny came by and everybody staring at that lovely sign that it's still there. And I have a soft opening tomorrow. And of course, I don't want that sign there either. So somehow Danny and the cops and my husband have decided that he's going to back his pickup truck up onto.

Tim Clites: Shh. We don't need the secrets. [laughter] Let's go. Let's go approve the sign. All right, I will start.

Cindy Pearson: [multiple speakers] We understand.

Tim Clites: Thank you. I'll start with the Committee. So I think there's if I understand it, there's two questions. One is the sign itself, and the other is whether we need.

Robin Klombers: Need to change the bracket.

Tim Clites: Need to change the bracket and so. [multiple speakers]

John Ralph: And then I think the last thing unrelated to that, there's also the windows.

Tim Clites: Oh.

Robin Klombers: No, the.

John Ralph: Are those out?

Estee LaClare: Those are out.

Robin Klombers: What is out?

John Ralph: The name on the window.

Robin Klombers: Oh, just on the door.

Estee LaClare: It's just the door?

Robin Klombers: Yes, the door.

Estee LaClare: [off mic]

John Ralph: No correct. Not on the windows but the name on the door should be part of your package as well. [off mic] You're fine. Don't worry about it. [off mic] But this has to be approved?

Robin Klombers: Correct?

Estee LaClare: [off mic]

John Ralph: So just want to make sure we're not missing over that when they get to approve it.

Virginia Jenkins: Is the chain going away?

Robin Klombers: Oh, yes.

Punkin Lee: Yes.

John Ralph: I mean, if you want it to.

Robin Klombers: You mean I can't keep the gold chain? [laughter]

Virginia Jenkins: It's so lovely.

Robin Klombers: I think we're going to bring it in here to have in this office as a reminder.

John Ralph: I think it's actually a gold plastic chain, too, if I'm not mistaken. [off mic] Yeah, I think it's both gold and plastic.

Virginia Jenkins: Festive. [multiple speakers] Good. That means festive and light.

John Ralph: Mardi Gras.

Tim Clites: So let's start with. I'll try to divide these things up a little bit. Let's start with the sign. Just the sign panel. Margaret, any comments?

Margaret Littleton: No.

Tim Clites: Thank you. Mr. Ralph Just to confirm, any three dimensionality to this?

John Ralph: We'll carve the lettering, and we'll carve all the accents in.

Tim Clites: Okay. Flat panel carved in. Thank you. Punkin, any comments on the sign?

Punkin Lee: I think it'll be nice.

Tim Clites: Thank you. Linda.

Linda Wright: I'm fine with the sign.

Tim Clites: Thank you. Virginia.

Virginia Jenkins: It's a different size than the previous one, too, right? Yes.

Tim Clites: It is more rectangular and vertical. Correct.

Virginia Jenkins: I like it.

Tim Clites: Thank you. Cindy.

Cindy Pearson: I just have a question about the responsibly sourced and natural fibers apparel. Is that part of your logo everywhere that that would have to be on there?

Robin Klombers: What are you referring to [off mic]?

Cindy Pearson: Well.

Robin Klombers: That was the option. There were two options because of the size of the bracket. It was my understanding and no, my preference would be just to have my logo. But we had a plan B.

Cindy Pearson: Oh good. I was going to say, I'm so confused with this application, but. [laughter]

Tim Clites: Right. So I'm sorry. Walk us through Plan B, we'll listen.

John Ralph: Plan B is not the preferred one and it feels like the Committee likes plan A, So if we don't want to go down the road of having the tagline, let's not.

Robin Klombers: Because there is no tagline for the business because there was a possibility that you might ask for a larger sign versus empty space. It was suggested that I come up with something.

Tim Clites: So thank you for clarifying. I'm glad that you seem to be in the same mindset as what sounds like the Committee, which is a simpler signs generally better, right?

Robin Klombers: Yes.

Tim Clites: So All right. So then just to clarify for everyone, we're looking at the sign that is on page 9. If you're scrolling 9 of 14 Posh Pixies Kidswear, it's almost square, but slightly more vertical than horizontal. Is that right?

John Ralph: And it says preferred, I believe. Yep.

Tim Clites: Yep. It says preferred and it says if bracket is required to be reviewed. And so it also shows an option for a bracket in lieu of the bracket that's there. So Margaret bracket comments.

Margaret Littleton: They are going to use the new bracket. Is that right?

Tim Clites: I think that's up for us to [multiple speakers].

Margaret Littleton: That fits it for us. And we're going to get rid of all the everything else. I think that's perfect.

Tim Clites: Okay. Thank you. Punkin.

Robin Klombers: The landlord, of course, would prefer to keep the existing bracket because of damage or possibility to the building, which we have no idea, or if the building would then have to be painted. So we are here to listen to what your decisions are. And then I would have to convey that through trail to the landlord. That bracket has been there it's our understanding for a number of tenants, and this is the first time that I'm aware that it has come up as part of the question.

Margaret Littleton: Do you want it? It's too big, right? Too long.

Robin Klombers: It's gigantic.

Margaret Littleton: Right.

Robin Klombers: Okay. It looks like. I don't know. [laughter] It looks like something out of Oliver Twist to me. Okay. Really. But I am concerned about the building. And is it my preference versus something that is more in line with what others have. No, but I mean, I'm a tenant in a building with a lease, and that's not my call.

Tim Clites: Thank you for clarifying that. And you know, we are, I think. You know, our task has some level of subjectivity to it. So I'd like to go around the room get everyone's comments on the bracket and then we'll see if there's any consensus among the group. So where are we at Punkin?

Punkin Lee: I think the new bracket would probably be a refreshing change. And it's a lightweight. I mean, the simple sign and that bracket, I believe, was put in when [inaudible] had his framing business with that big sign, probably, and that's been 30 years ago. But I totally understand if the building is going to be you know, affected, and then your landlord gets affected. So, you know, you're kind of in a catch 22 with which way to go. If it was simple change, then I think the new bracket would look very nice with the sign. But understand that you have what you have, which isn't much of an answer, but I get where you are.

Tim Clites: We'll get to an answer. Thank you, Punkin. Linda.

Linda Wright: John, is there any way that bracket can be cut back?

Margaret Littleton: That's just what I was going to say.

John Ralph: I honestly, I've never put a sign on this particular space.

Margaret Littleton: Amazing. [laughter]

John Ralph: So I've never I've never fiddled with this bracket. There's no reason it can't be shortened. And quite honestly, they do generally come off. We just changed the one down the street at Washington Fine Properties without any problem. [multiple speakers]. Pebbledash is not the easiest thing, but you've got to cut it out and put a plate in it and then caulk it properly and it can be done. She's not an enormous fan of the big bracket either, but just trying to be accommodating to the fact that it's there.

Robin Klombers: And it's not my building.

Punkin Lee: Yeah.

Robin Klombers: You know, for those kinds of decisions. However, because this question came up and I got word of it, I, of course, let [inaudible] and the landlord know and they're fully aware that this is part of tonight's discussion.

Tim Clites: Yeah, of course. And yeah, it's.

Linda Wright: If it could be cut back to the size of the bracket you're proposing.

Robin Klombers: Well, honestly, it's not even the part that sticks out. It's the really long piece of.

Linda Wright: Piece down the building.

Virginia Jenkins: Right down the middle.

Robin Klombers: When I look at that, it's truly, it's.

Virginia Jenkins: Yeah, yeah, it's big.

Tim Clites: Virginia.

Virginia Jenkins: If you can get rid of that, I would prefer the bracket that you have proposed to what's existing. But other than that, I like the sign a lot.

Robin Klombers: Thank you.

Tim Clites: Thank you. Cindy.

Cindy Pearson: And a simple fix would be paint the bottom part of the bracket the same color as the building, and it might not stick out so bad on that building. I'm not sure I'd have to stand and look at it. Still wouldn't do any good.

Virginia Jenkins: I think if you're going to do it, you might as well do [off mic].

Cindy Pearson: Is it going to be a problem? So you're having a soft opening when?

Robin Klombers: Tomorrow.

Cindy Pearson: So you could use this bracket until the other one. The sign's not made. Oh, never mind. Not an important question.

Tim Clites: I think tomorrow is about getting rid of the plastic chain and the sign and the.

Robin Klombers: [multiple speakers] watch what's going to be done unless you're going to show up with a tall ladder.

John Ralph: I didn't know that I needed to show up with a tall ladder.

Tim Clites: So let's focus on, like the application and let's if we're all happy with a certain direction, I think we should approve it. I think Mr. Ralph could go down. And if for some reason that's particularly difficult, he can come back and talk to us again.

Cindy Pearson: The questions you normally ask about the signs, it's what's the question you normally ask?

John Ralph: Well, is it carved?

Cindy Pearson: Yes. Yeah. John, what part is carved on?

John Ralph: We answered that.

Cindy Pearson: Oh, did we?

John Ralph: We did.

Cindy Pearson: Oh, I must have been taking a nap. I'm sorry. [laughter]

Robin Klombers: Can we really focus on the bracket? It's blinding.

John Ralph: Everything that's not blue is going to be carved in.

Cindy Pearson: Okay. Thank you.

Tim Clites: Everything that's not dark blue. So the words.

John Ralph: Yes, Dark blue sorry. [multiple speakers]

Tim Clites: I would summarize by saying that I make a motion that we approve the Posh and Pixies Kidswear reduced the size sign which is preferred by the applicant on the bracket that is shown on page 9 of 14, which is a replacement to the bracket that's there.

Robin Klombers: Perfect.

Virginia Jenkins: Second.

John Ralph: And the window. Front door.

Tim Clites: Oh, I'm sorry.

Robin Klombers: And it's just a little vinyl on the front door.

Tim Clites: Yeah. And is it on the inside or the outside?

John Ralph: It would be on the outside.

Tim Clites: Be on the outside. So we do need to reprove that also. [off mic] Yeah. And so to clarify then if you scroll down in your.

Robin Klombers: The reason I wanted it is because the door is inset.

Tim Clites: So we're good? I think so. If you look at the last page, 14 to 14, you'll see the door and you'll see just the words Posh Pixie's Kidswear and the little coat hanger on the top part of the door. And I would include that as part of my motion. Is there a second? Second? All those in favor?

All of Committee: Aye.

Tim Clites: Any opposed? Any abstain. Motion passes. Thank you. Welcome.

Robin Klombers: Thank you.

Tim Clites: We're coming for a bracket removing party tomorrow. No I'm just kidding.

Robin Klombers: Cinco de Mayo.

Cindy Pearson: Celebration. [multiple speakers] Celebrate after you had your [inaudible].

Tim Clites: Thanks. Thank you.

Punkin Lee: Thank you.

Tim Clites: Thank you, Mr. Ralph. All right.

Cindy Pearson: Can I ask a question?

Tim Clites: Yes.

Cindy Pearson: Do you all get as confused when it's all the different, not just this one, but other ones, too, when they use the previous pictures and things are put in there and it just kind of confuses the look of everything? Okay. I thought I was just being a little.

Margaret Littleton: Certainly the color.

Cindy Pearson: Yes. The colors, the I mean, even with her, which is fine. I like the way she's got her art on the door, but the other art's behind it. Or you're getting a reflection or something. I'm not really sure what's on there.

Tim Clites: Yeah. And given what we need to review, I'm not sure there's a better way to do it than the way you do it, which is take a digital picture and do a little half Photoshop and.

John Ralph: I do know that I've used photos from like six occupants before where I didn't realize the building was a whole different color now.

Cindy Pearson: Yes.

John Ralph: So we'll try to be a little better about that.

Margaret Littleton: Samples are always nice.

Estee LaClare: He tries to include those. In photo simulations I think sometimes when you're in this instance, [off mic] it was confusing because there were so many proposed the preferred and then a possible alternative.

Cindy Pearson: And then to have the adult wear in the picture of the kids store, that just cracked me up. I'm sorry. [laughter]

Robin Klombers: Well, there are flowers in the boxes now.

Cindy Pearson: Oh, wonderful.

Punkin Lee: It looks very nice.

Cindy Pearson: Yeah. Welcome. Yeah.

Estee LaClare: Good luck.

Punkin Lee: Thank you. [multiple speakers]

Margaret Littleton: I think we should have a sample for the pink box store. Sample color. [off mic]

Margaret Littleton: Don't you?

Tim Clites: Let's come back to that at the end. We have discussion items.

Estee LaClare: Yes. So good evening. And I wanted to inform you that we finally received the JARB emails. So for the Joint Architectural Review Board for Loudoun County, we'll be doing it again this year. And they've asked that we, the Committee, choose two representatives, as was done last year, to present our different nominations and work throughout the summer to get those approved and to discuss with other towns and throughout Loudoun County what their proposals might be and their nominations. And then, of course, everybody will be invited to the big event in September. I'm not sure if anyone has any venues that they could also recommend or has an issue with, because I know that they are looking for possible venues and maybe this time we don't want to drive all the way to the [off mic] end of the county, to West Virginia. [laughter]

Margaret Littleton: And then get lost.

Tim Clites: It was pretty.

Cindy Pearson: Week did they have it? Oh, it was a Thursday because I couldn't be there.

Punkin Lee: [multiple speakers] You had council, I guess.

Cindy Pearson: Yeah. How about Lost Barrel? What else is it here that we could use?

Virginia Jenkins: How many people?

Linda Wright: Yeah, How many people were there? It was like.

Cindy Pearson: Yeah, that was going to be my next.

Tim Clites: There was like 70 or 80 people there last year. [multiple speakers]

Cindy Pearson: A beautiful building.

Estee LaClare: It's a beautiful building and I don't know. [off mic] I can make some inquiries.

Tim Clites: Yeah, I can help you with that. [laughter]

Punkin Lee: Boxwood would be nice too because that building is so unique.

Cindy Pearson: Which one, I'm sorry?

Punkin Lee: Boxwood.

Punkin Lee: Yes. Because it's so different.

Cindy Pearson: Will the cave hold that many people? Do you think?

Punkin Lee: It could also. I don't know.

Margaret Littleton: The Legion Hall?

Cindy Pearson: No.

Margaret Littleton: It's not in good shape.

Cindy Pearson: Well, it really is it's a 100% better. But you still get that musty. Okay. And it's really crowded when you have that many people in there.

Tim Clites: Okay. So that is coming up. What do we actually need to do to prepare for that? I think you said they were looking for nominations from this committee, different than last year to go to the.

Estee LaClare: I didn't say anything about it being different from last year.

Tim Clites: I must have misheard her. Let me try that again. [multiple speakers]. There was complaints about the MCing last year.

Estee LaClare: [multiple speakers] Say that there were lots of compliments with the MCing done last year. It was kind of a tag team dynamic duo that transpired.

Tim Clites: [multiple speakers]. She said it was complimentary.

Punkin Lee: You have to talk every month. You can talk.

Tim Clites: You do a good job.

Virginia Jenkins: Yes, you do.

Cindy Pearson: It comes from the heart when she does it, that's for sure.

Estee LaClare: We just need the Committee to decide upon two representatives.

Tim Clites: I think Rhonda and Will since he's not here.

Cindy Pearson: There you go. [laughter]

Rhonda North: We're not on the Committee.

Punkin Lee: When are they having the meeting? Have they decided?

Estee LaClare: They have not decided that yet. They wanted us to get the information that the main meeting since May is Historic Preservation Month. And so we're kicking it off now and I will get her the information upon your decision [off mic].

Virginia Jenkins: Well, since it was so brilliant last year, I think we should go with the previous previous ones.

Margaret Littleton: The previous what?

Virginia Jenkins: The previous MC's.

Linda Wright: The previous two that did it last year. [laughter]

Margaret Littleton: I went to the award thing.

Punkin Lee: You did?

Tim Clites: The award was very nice.

Estee LaClare: It was lovely.

Tim Clites: You know, if you have a free evening, it was very nice. It was a great. I liked the group there. I met people that I would not maybe otherwise have met. And I thought they tried to make it a bit of a fun evening. So.

Punkin Lee: So you're in again?

Tim Clites: I'll go to the award ceremony for sure. [laughter]

Virginia Jenkins: Those are my nominations. I nominate Tim Clites and Punkin Lee.

Margaret Littleton: Second.

Linda Wright: I would second that, too.

Cindy Pearson: All those in favor?

All of Committee: Aye.

Cindy Pearson: Linda, we're ayeing.

Linda Wright: Aye. [laughter]

Tim Clites: I thought you were in charge of this Committee.

Punkin Lee: I believe you're Chair of this Committee.

Virginia Jenkins: Oh, aye.

Tim Clites: So I guess I have to, by the way, this is all in fun. Of course, I'm happy to represent us, as I'm sure Punkin is, if she's available, although I'm not sure she is. But, you know, Punkin does everything in this town, so she can do this too. [laughter] [off mic]

Punkin Lee: Might as well.

Tim Clites: Yeah. I think the big commitment is that we go up to Leesburg together and work through that. And so I'm happy to do that and I'm happy to have anybody that's available and wants to join come along.

Estee LaClare: Thank you both.

Cindy Pearson: Thank you. [multiple speakers]

Tim Clites: Stop smiling.

Estee LaClare: In a positive note, fortunately this year, one of the things that transpired when we were doing the nominations last year, everyone mentioned once again what Chair Clites said about the signs and the lack of many of our nominations didn't have the signs we had two restorations. So they'll be very excited that we have a number of signs nominations to present to them this year. Because I think there's some outstanding awards going on this year. Thank you very much.

Tim Clites: You're all welcome. All right. Meeting quorum for June? Yes. We do have one other.

Margaret Littleton: I want a discussion just to bring everyone's attention to. Well, I wish Will were here. I'm not making any sense. Ever since I've been on this board, we've been trying to figure out how to extend the historic boundaries in Middleburg.

Tim Clites: Yeah.

Margaret Littleton: And there is a house going up on which would be the fifth of the same owner going up on the back street. What's it called? Stonewall. Stonewall. Stonewall. That is going to sell for \$1,000,855. It's a six-bedroom house. And I think we should. None of Ridgeview is within the historic district. And I think it's a real shame. And when are we going to get a new historic boundary line? But I want you all to look at this lovely house.

Tim Clites: Well, I think I'll speak a little out of turn because I'm not completely. [off mic] No, I'm not completely an expert around that process. But I'll just spend a minute and try to recall some of the things that we talked about when I was both on the Planning Commission and the Historic. And it may be useful to bring this up again when Will is here, because I think he's probably the best in terms of explaining to us like what is the actual process. It's not a simple thing to say. We just want to expand the boundaries because when a historic district is set up, there are requirements around the content and the boundaries, and there's a whole survey that's done and you're preserving a certain set of historic assets. And so we have talked in the past about Ridgeview, and it is at that interesting age where it's almost old enough to say that. But the question is to say what? What about it makes it significant and worth contributing. And that's one way to look at expanding the boundary. And the other is to say that the boundary is not like Leesburg, I think it's Leesburg has a Historic District, kind of a core like we have. And then they have another historic overlay that has a different set of regulations, a different set of guidelines, and it's a more relaxed zone within their city. So so, for instance, what we do in this committee with buildings that are right in the downtown core would not necessarily apply to the level of interest that we might have in, let's say, Ridgeview. Just as an example, I think there's another part of what can currently happen in Ridgeview, which is the reason that can get built has to do with zoning and what is allowed given the size of the lot and the limits for the height and lot coverage. And some of that has been adjusted in the last two or so years.

Estee LaClare: If I may, Chair Clites. During the survey that was conducted in 2016, they actually suggested that we make our historical district a little tighter and bring it in. To make it smaller because part of Chinn Lane is in it. And the other portion of Chinn Lane is not. Part of the charter school is in it. So they wanted us to kind of make it a much more defined boundary and take out entities that did not fall within the true norms of a historical district. I understand what you're saying and to Chair Clites comments about sometimes you have historic overlays and typically those are there's a whole process for that and that's why they're still considering and Council will be discussing this, I believe, next week with the R-2 changes that they're talking about implementing in Ridgeview to make to adjust the boundaries and side yards along with egress and the front yards and how high they can be. And as well as there's lots

of discussions about that because The Berkley Group put together a very good report for the Planning Commission last year that enumerated lots of different things and how we could address it. So the Planning Commission has been discussing this at length for probably about a year and now Council is taking up the measure as well.

Tim Clites: Right.

Margaret Littleton: So and just moving.

Tim Clites: Well and just to put a little flavor, if you will, on that discussion, as we know, the Planning Commission doesn't do what we do. If you talk to someone coming to get an approval. They would much rather go to a Planning Commission than a historic committee. Right. I was actually laughing to myself as I was coming here tonight. Like I almost thought I was going to announce the hysterical committee. Right because people say that. But then I realized it's historic month. That's a bad timing thing. [laughter] But the reason for that is because there's a certain part of our work that is subjective within the confines of what it is that we're trying to promote and preserve. That I think is I'm making a fair statement to say would be very difficult to put that level of subjectivity in Ridgeview, where a number of Town Council people live, and they ultimately would make the decision about what this looks like. And my guess is and I'm not thinking of anyone in particular, I just remember 7 or 8 years ago when we talked about this, it was like, that's not really a level of oversight that they would be okay with. And so to get that approved would be anything approved there would be a fairly lengthy process. I think the Planning Commission, what they are doing is they're saying instead of the ability to build a house this big on this lot, we're now going to restrict the size. There's no design oversight. There's no approval for the materials. You know, it could be a totally modern house because that's not part of what Planning does. But there are limits on the size, is that right?

Estee LaClare: Additionally, there also there's been some changes in how much the hard surface.

Tim Clites: Right.

Estee LaClare: So that's been altered as well. So essentially how much pavement can be, if you will, on a lot permeable versus impermeable. [multiple speakers]. Impervious.

Virginia Jenkins: I'm sorry what did you say?

Rhonda North: It's pervious versus impervious.

Estee LaClare: And it has to be under a roof. So they change the equation with that to try to make it a smaller footprint.

Tim Clites: Right. And so what that is, is right. [multiple speakers] It's a calculation that has real numbers that Will Moore can sit down and review an application and say it meets the requirements and then it's approved. It doesn't come to us or the Planning Commission for for approval. So I think that's useful to be aware of. I don't think enough has changed. I'm speaking way out of turn when I say this. I don't think enough has changed at the Town Council level for there to be support around like let's create some kind of an overlay in Ridgeview. Although I don't know I haven't really [multiple speakers]

Margaret Littleton: Feel we are a town or village rather and it's like Houston, it's going to have big buildings going have little buildings. And it's just it doesn't look.

Virginia Jenkins: There's no cohesiveness.

Margaret Littleton: No cohesiveness. And the people that have been living there longer than Chinn Lane and Federal Village, all of those are much newer than some of the houses in Ridgeview.

Tim Clites: Sure.

Margaret Littleton: I think we do a really good job in suggestions, and I think we would have good input to those people too. And it's a very modern looking house that the garage is the first thing you see. And, you know, we could comment that maybe the garage could be sideways. So you don't see that mouth, so to speak, and don't have it right on the sidewalk and don't have six. It's just going to be huge.

Tim Clites: There's a lot that we could do. But none of that.

Margaret Littleton: No, my question is just when in the world are we going to do something? We've been talking about it forever.

Tim Clites: Yeah, I guess.

Margaret Littleton: And I don't think it's us.

Estee LaClare: Of course, the Planning Commission and Council are definitely discussing this.

Tim Clites: And so and just to be clear, what's happening is not something that will add more oversight from this Committee. Right. Because our task is we're actually not we're a very.

Margaret Littleton: I don't think people are aware of this. I really don't. We've talked to some people in Ridgeview. They a neighbor cried.

Tim Clites: There's a longer discussion that we could have probably 10 or 12 years ago when I was still living in Ridgeview. And on both these committees, we had this same discussion. And I remember for years it sat over on one of the shelves. I took the house that I lived in and I built a little cardboard model of how big of a house you could build. And at that time, a number of people that lived in that community said that's just not possible. Right. And it was just kind of an interesting like there was no design to it. Of course, I made it as ugly as I could and unfortunately someone must have saw it. But that's a whole different problem. Right? [laughter] And so I think that what you're what you're asking for reasonably is only going to happen when there are enough Council people that feel committed to try to preserve whatever is left in that neighborhood to actually institute some kind of a broader policy. I think there's another interesting thing that's come up when we were looking at that probably 10 or 12 years ago, and that is this idea that there are entrance corridors into town and there is and again, I would prefer Will to speak to this, but there are some provisions that allow a historic district to start to think about how far their comment or influence to some degree could extend on an entry corridor like you're coming in from the west or the east side of town. What does that look like? I mean, for us, fortunately, our two main entries into the historic district, we kind of capture them. At the top of the hill you've got the community center and the national, and it's like we've already got good bookends there. And at least for Route 50 coming in the other direction, for the most part, we get to comment the whole way to the edge of town. I think in the other direction, right. When you start to head up Foxcroft or you start to head out of town and the streets going south, there's very little that this committee comments on beyond the blocks of the core district. That's kind of another and I shouldn't even bring it up. That gets into a whole nother kind of process around it.

Rhonda North: So that's an Architectural Control District is what you're talking about is an Architectural Control District. And that is one of the items that the Town Council is discussing as well.

Tim Clites: Is discussing.

Rhonda North: And to Margaret's point, one of the things the Council has agreed is that there will be public input, a public input session, and we will send out letters to the public so they can come in and comment on some of the suggested zoning text changes.

Cindy Pearson: They have gone back to The Berkley Group for [multiple speakers] other information. [multiple speakers]

Margaret Littleton: Other than me.

Cindy Pearson: Oh, no. Yes.

Tim Clites: One person at a time. Finish Rhonda. So, so there is movement in addition to just the zoning in the R2.

Rhonda North: So, there are some suggestions that have been presented to the Council for consideration. They're going to discuss some of these items further next week during their meeting. But an Architectural Control District was one of the items that was included in the Berkley Group's report for how to handle it. But again, the Council is going to discuss it again Thursday night. If you want to come to the meeting or watch the meeting online. And as I say, they did agree that they are going to do a public input session.

Tim Clites: Great. So Cindy, anything to add to that? And then we'll come through.

Cindy Pearson: She finished it with the Berkeley Group.

Tim Clites: Virginia, anything you would like to.

Virginia Jenkins: Part of Ridgeview is in the architecture in the historic because those houses that were built on Reed Street came before this board. And frankly, some of them are a little overbuilt also.

Tim Clites: Right. And but and that review didn't like there wasn't a scale and massing much beyond. And I think.

Virginia Jenkins: It's a visual and it's very hard to visualize.

Tim Clites: Right.

Estee LaClare: Well, one thing the Planning Commission did do, we went around a number of years ago. This is right during the pandemic that summer. And we looked at the different structures on Reed Street to look [off mic].

Virginia Jenkins: Different structures on Walnut Street?

Estee LaClare: We looked all throughout Ridgeview and that's when they started to evaluate and change the dimensions, if you will, and added the side yard. If you're going to expand, if you want to go taller, then you have to have more space on the side yards to try to differentiate and try to curb that some. But I do suggest you come and make your points known to the Council as along with if you want to send in comments too, if you can't attend. I know a number of people.

Virginia Jenkins: What time is the meeting, 5:30?

Estee LaClare: It's going to be at 6:00.

Margaret Littleton: Well, these builders come in and they don't live here, and they see a property. The person has died and there are no rules. So we can do what we want. And I think it's wrong. [off mic] Right. I won't say names.

Virginia Jenkins: But no need to.

Tim Clites: Well, okay, so there's not a whole lot we can do about that. Thank you for bringing it up. [multiple speakers]

Margaret Littleton: I'm sorry I just think everyone should know more about it.

Tim Clites: Yeah, I would encourage I think public input sessions are a great opportunity for people to be engaged. So yeah, we should anybody that's interested.

Margaret Littleton: I'm not good at talking.

Tim Clites: Wait a second. We just. I think you're pretty good at it. This is a public meeting, and you just had said some good things to say, so you should feel encouraged to go. [multiple speakers]

Estee LaClare: Submit written comments. You can always do that as well. They will be sent to the council members, and they go as part of the record. [off mic]

Speaker2: Awesome. All right. Meeting quorum June 1st. Anybody have quorum issues at the present that you're aware of? If not, we'll plan on the meeting then. And if anything comes up, let staff know and they can make sure that we have a quorum. We're adjourned.

Estee LaClare: Thank you all very much. [inaudible]