



**OAK RIDGE HISTORIC PRESERVATION COMMISSION  
SPECIAL CALL MEETING  
OCTOBER 17, 2012 - 7:00 P.M.  
OAK RIDGE TOWN HALL**

**MINUTES**

**Members Present**

Steven Lantz, Chair  
Debbie Shoenfeld, Vice Chair  
Ann Schneider  
Mac McAtee  
Ron Simpson  
Pearse Edwards, Alternate (Not sitting)  
Jim Kinneman, Alternate (Not sitting)

**Staff Present**

Sandra Smith, Town Clerk/HPC Staff  
Bruce Oakley, Town Manager/HPC Staff  
Michael Thomas, Town Attorney

**Members Not Present**

Ann Pitz, Alternate

**1. CALL MEETING TO ORDER**

Steven Lantz called the meeting to order at 7:00 p.m.

**2. APPROVE AGENDA**

**Debbie Shoenfeld** made a **motion** to approve the agenda. **Ron Simpson** seconded the motion, and it was passed unanimously (5-0).

**3. OLD BUSINESS**

- **Request for Revised COA:** CrossFit Oak Ridge: 8309 Linville Road, Oak Ridge NC 27310. Guilford County tax parcel number 0165098. Zoning classification LB-CU.

Shoenfeld read a statement saying that the items which were not voted on and approved by the Commission at its September 12, 2012, meeting regarding CrossFit's revised COA were still open for debate and that any unresolved item on the revised COA request could be revisited in the best interest of the Town's Historic District.

Lantz said the procedure would be exactly the same as before and that anyone who wished to present testimony would need to be sworn in. He reminded Chad Gimbert that he was still under oath from the previous meeting. Sandra Smith swore in Thayer Dolan.

Lantz said a number of items still needed to be addressed regarding the revised CrossFit COA. Gimbert, who had prepared a video presentation, asked if he should address them one by one, and Lantz said yes.

Gimbert thanked the HPC for the items it approved the previous month and for allowing the issuance of a temporary Certificate of Occupancy (CO), which allowed a cycling event that raised \$42,000 for early breast cancer testing. He also thanked the

Commission for postponing their portion of the meeting from the previous week. He said he hoped CrossFit and HPC could reach an agreement on the remaining issues.

**Cross bracing on the doors.** Gimbert said he realized the original rendering showed cross bracing on the doors, but as explained previously, the cross bracing was eliminated to allow a lever-style door handle. He said single-buck bracing is predominant on barns in the area and presented photos of local barns. He pointed out a photo of a barn with hardware similar to what CrossFit has installed on the large doors to make it appear that they swing open. Gimbert suggested CrossFit be allowed to leave the single-buck bracing on the smaller personnel doors and the hay loft doors. He said CrossFit would prefer not to paint the large, main entry doors, but that they understand there is a significant difference in the type door submitted and approved and what was installed. CrossFit would, however, be amenable to painting the embossed features on the large overhead doors if required by the Commission, but would prefer not to.

Lantz said conversation on the style of the door could be tabled until later in the meeting.

**Height of all overhead doors.** Gimbert said the main entry doors on barns in the area are typically larger than other doors in order to allow large equipment and animals to be brought in and out. Mac McAtee asked if there is also a large door on the back of the building, and Gimbert said identical doors are on all four sides of the building. Again, Gimbert showed photos of barns in the area with large main entry doors as well as photos of the fire department and a building at Oak Ridge Military Academy. Lantz asked if the issue being discussed was the scale of the large doors to the smaller doors, and Gimbert said yes.

Shoenfeld said the buildings Gimbert was showing were accessory buildings, not public use buildings. Gimbert agreed, but said CrossFit was trying to keep with a barn-like building. Ann Schneider asked if Gimbert had any photos of historic barns, adding that CrossFit was saying that the style of the building was to be like a historic barn, not just a functioning barn. Gimbert said there was not much that could be done regarding the height of the door, but that perhaps the appearance could be minimized with paint.

**Cupolas.** Gimbert said CrossFit was willing to install a piece of fabricated metal to replicate the louver shown on the front of each cupola and would modify each side to replicate the tan color – either by painting or attaching a thin aluminum sheet – as shown on the approved drawing. Gimbert showed a computer-enhanced photo of the building illustrating what could be done to modify the cupolas, as well as changes to the sign to make it appear more muted. CrossFit's request was to allow the change as shown to the cupolas to make the building more closely match the approved rendering.

**Side hay loft doors.** Gimbert said the hay loft doors should be consistent with the outcome of discussion of the other entry doors. If cross bracing is required on the entry doors, it would also be installed on the hay loft doors.

**Appearance of hay loft doors not present under front gable.** Gimbert asked that the architectural feature be eliminated due to the fact that it would be almost completely obscured behind the sign; he also requested that the sign be approved with the

exception of weathering and muting. Gimbert said changing the roof pitch of the front gable had required the sign to be moved down.

**Frame support/wind bracing under overhangs.** Gimbert said the bracing would be installed as shown on the approved rendering under the front and side gables. He added that the bracing under the front eave would appear somewhat different because the gable pitch had been changed. Gimbert said the braces would be painted white and would probably be made of Hardie Board. After discussion, Lantz suggested that the angle of the brace be agreed to, and suggested a 45-degree angle. Gimbert suggested submitting a computer enhanced photo to Bruce Oakley to allow the HPC to sign off on it before work is done. Oakley also suggested the Commission come to a consensus on the angle and then approve a photo/illustration showing exactly how the bracing would be installed; that would keep the Commission from approving something and later not liking its appearance. Schneider said she felt strongly that everything should be submitted on paper and approved rather than changes be approved based on verbal agreements. Gimbert said he understood, and that the computer-enhanced photo would need to be resubmitted showing all the agreed-upon changes.

**Louvered vents.** Gimbert said CrossFit understood HPC's concerns, but asked for approval of the vents as they appear since they are part of building's required ventilation system. Additional framing would be added to the south side of the building to de-emphasize the vents and make them appear more like they do on the north elevation, he said. Gimbert explained that the louvers on the CrossFit building facing Town Hall are recessed, while the fan mechanisms are on the other side of the building - requiring the louver on that side to be mounted flush to the wall. In response to a question from McAtee, Gimbert explained that the louvers on the side closest to Town Hall are the system's air intake vents. Gimbert said CrossFit was asking for HPC's consideration and said a piece of white trim could be installed over the strip of silver on the building's south side to minimize the appearance of the louver.

McAtee asked why the louvers couldn't have been installed on the back of the building, and Gimbert said the intake vents had to be installed across from the fans; if they had been installed on the back of the building, louvers would have also been required on the front of the building. McAtee asked if anything could be done to remove the shiny metal look from the louvers, like spray painting them; Gimbert said feedback they had received indicated spray painting, unless it was done at the factory, was not the best remedy. Gimbert said he didn't know if they could somehow "knock the sheen off of them," but added that they were "finely tuned, balanced louvers," and too much paint could ruin them; the factory suggested 1.2 mils. of powder coat, which would require removing them and shipping them back to the factory. Shoenfeld asked if the fan was separate from the louver, and Gimbert said it was all one unit. Again, Gimbert asked for HPC's consideration that the louvers not have to be painted and that framing to match the other trim be installed on the south side of the building.

**Braces along the front roof line.** Gimbert said CrossFit was willing to install the braces if necessary, but asked to combine the conversation with the one regarding downspouts.

**Downspouts.** Gimbert said the applicant would prefer not to repaint the downspouts - which have been painted white - because they create some visual interest on the front of the building. He added that downspouts typically are painted to match a building's

trim. If the gutters do not have to be painted, the supports under the overhang can be installed and perhaps placed at intervals along the front of the building. Gimbert said the downspouts had been installed in a similar location to some of the braces shown on the approved rendering; he presented a computer-enhanced photo that showed where the braces might be installed, and also showed how the large doors might be painted to enhance the faux cross bracing that is embossed on them. Gimbert said the door could be painted differently, but CrossFit just wanted to show HPC how it would look to paint the raised areas on the door.

Lantz asked if CrossFit's intent would be to not paint the downspouts and not install the support bracing at the roofline on the front of the building; Gimbert said if HPC felt strongly about the support braces, perhaps they could be installed between the downspouts.

Shoenfeld said she didn't feel strongly about the downspouts being painted, but that the bracing should be added. Lantz said if the Commission voted to both paint the downspouts and add the bracing that the end result would not look like what was approved in the rendering.

**Architectural details and features.** Gimbert said the building has board and batten siding, working hay loft doors on two ends of the building, Dutch doors and cupolas; with the additional roof bracing, architectural details and features will be present on the building. He asked HPC to approve that item.

**Muted/weathered sign.** Gimbert said CrossFit would attempt to weather the sign and have discussed the issue with the sign painter. He asked that the Commission give them some latitude on the issue, because the sign is hand painted. He said there is a way to paint on top of the sign and put lines in it to make it look weathered, and showed a photo illustrating how the sign might look. Gimbert said they might be able to paint a sample area of the sign to allow the Town to approve. He added that although CrossFit thought the sign was fine as it is, they are willing to try to achieve the muted/weathered look.

Gimbert showed additional photos of the structures previously on the property, the area where the pergola is now located, what was in the old structures and where the parking lot is now located.

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Regarding the doors and the approved bar treatment at the top and cross bracing on the bottom, Schneider said HPC members had found many examples available on the Internet. She asked if CrossFit had given consideration to using this type door. Gimbert said they could apply the cross bracing (by using paint) to the bottom of the door. Lantz said he thought Schneider was referring more to the top portion of the door. Gimbert said CrossFit had not gone that route, but that he and Mark Smith had wanted to use local vendors and subcontractors when possible. Bell Architectural Windows and Doors of Stokesdale had supplied the doors. Gimbert said it is difficult to find a fire-rated, commercial door. While other types of doors might be available, CrossFit did not seek them out because they wanted to use a local supplier.

McAtee said CrossFit had been requested to have representatives of Varco Pruden (the building manufacturer), the sign company, whoever drew the construction drawings, and Eric Bradley, an engineer who had written a letter that CrossFit had submitted as evidence at the September HPC meeting. Gimbert said none of those people were present at the meeting, although he had spoken to a representative of Varco Pruden and the sign company and they were not able to come; he did not speak with the others.

Shoenfeld asked the height of the small entry doors, and Gimbert said he believed they were 8-foot doors. Shoenfeld also asked the size of the large entry doors, and Gimbert said they were 10 by 16 feet.

Lantz closed the public hearing and suggested going through each of the items again to see if the Commission could come to a consensus on them.

- Regarding the **overhead entry doors**, Lantz said the applicant had suggested not painting them and requested that the size installed be accepted. Shoenfeld read a statement, saying that Mark Smith had said at the September 12, 2012, HPC meeting that the engineer had specified that type of roll-up door on the mechanical drawings and that he had partially quoted from HPC Guidelines. She said Gimbert had added at the September meeting that the Commission is not allowed to dictate "specific design motifs."

Shoenfeld pointed out other structures in the Historic District, saying the Town Hall, State Employees' Credit Union, McDonald's, Lowes Foods, Tractor Supply and others did not require an oversize door and that it was simply a choice by CrossFit's owners. Regarding Gimbert's statement, Shoenfeld said HPC did not dictate what was installed – the renderings supplied by CrossFit and approved by HPC did that. She added that the doors installed lack the architectural details shown on the approved drawings, and that the renderings also show all the doors being the same height and with the same details including cross bracing and windows.

Concerning windows, Shoenfeld said when the HPC approved the COA for the CrossFit building on July 13, 2011, based on the renderings, there was no discussion about the windows or doors in the meeting minutes. Shoenfeld said the rendering that was approved showed windows in every door, and that Smith said in the April 2012 HPC meeting that the building was approved "per the picture." To say that there would be no windows and perhaps no bars on the smaller, stall-type doors "is not an issue HPC would have addressed unless it was being addressed during the initial COA request or afterwards during a request for a revised COA," she said. Shoenfeld said the renderings clearly showed windows in the doors and that HPC would not have approved a building with no windows or openings. She quoted several citations from the Historic Guidelines, including from page 41 under "applicable to all land uses" as well as under "primary design concepts."

Shoenfeld also pointed out page 58 of the Guidelines under COA applications for new construction, which says the five major design concepts to be considered are scale, order, balance, proportion and rhythm. She said there are no principal or public use buildings in this area of the community with oversized doors or

without windows. She also referred to other references in the Guidelines, including:

- Pages 45 and 46, which say dimensions and placement of windows and doors should be compatible with nearby structures, and that ideally 10-20 percent of a building's façade should be covered with windows.
- Pages 31, 43, 48 and 59 regarding scale, saying that buildings in the Historic District should be built to human scale, and page 42, which says new construction design should not overwhelm or compete with established buildings for attention – something Shoenfeld said CrossFit's doors do.
- Page 25, which says a change of door material or design requires HPC design review; Shoenfeld added that requesting a revised COA "after the fact is inappropriate."
- Pages 18 and 46 regarding architectural elements and design, saying those Guidelines are applicable to all the doors and windows, cupolas, hay loft doors, fly and wind bracing, and other architectural details. She added CrossFit owners had said that the attempt to install the cross-buck bracing on the small entry doors would create a safety concern.

Considering the requirements of the Guidelines and size of the Town Hall and Post Office doors, Shoenfeld said the overhead doors need to be replaced.

Concerning the **small entry doors**, Shoenfeld quoted from the September meeting in which Smith said the doors levers would not function properly if they attempted to add cross bracing and that a manufactured door that looked like what was approved did not exist. She showed several pages of photos from the Internet of manufactured doors that appeared similar to what HPC had approved for CrossFit with a window at the top and cross bracing at the bottom, including one that made fire-rated doors. She added that because the cross bracing would create a safety hazard (as stated by Smith), the doors need to be replaced with ones that match the renderings and have both the cross-buck design and windows.

McAtee referred to page 41 of the Guidelines, describing compatibility to what exists in the Historic District, and said fenestration, defined in the glossary of the Guidelines as "the arrangement of windows, doors and other exterior openings of a building," is one of the key elements in determining the appropriateness of a building's overall appearance. McAtee added that what had been built did not match what had been applied for.

Schneider asked McAtee if, like Shoenfeld, he had an issue with the oversized entry doors even though that is similar to other barns in the area, and McAtee answered yes. He reiterated that the oversized doors were not what was applied for and approved. Shoenfeld said the approved renderings showed all the entry doors being the same height, and that what was installed does not meet the Guidelines for several reasons, but specifically because the large doors are not compatible with others in the neighborhood. The fact that the building was built to look like a barn is irrelevant, Shoenfeld said, but it is relevant that the building fit in with the neighborhood. It does not matter if there is a comparable barn 2 miles away – what matters is that such a barn is not next door, it would

not match the surroundings of that part of the Town, and it is not a public-use building, she added.

Schneider agreed that the building did not match what had been presented and approved to the Commission, but said the question should be whether what had been built would have been approved had it been requested on a COA application. She asked whether the Guidelines would support approving oversized entry doors.

Lantz said HPC needed to consider what was allowed in the Guidelines, but it was also important to remember that items had been approved for CrossFit during the October meeting that had not been on the previously approved renderings. Shoenfeld said she never would have approved the oversize doors on a building in this area of the Historic District on a public-use building; a barn or accessory-use building would deserve different consideration, she said. Lantz asked if the large entry doors would have been approved had they been the same height as the smaller entry doors, and Shoenfeld said yes, providing they had windows in them.

Schneider asked again if a COA could be defended for oversize doors using the Design Guidelines. Simpson said he didn't believe so, and that one of the primary challenges is to try to make a building that looks like a barn fit in the Historic District – even though there had previously been a barn on that property. Although he agreed that barns generally have a large, main entry door, he said that didn't mean it was supported by the Guidelines. Schneider asked if that meant HPC had adopted a barn-like design which seemed to fit into the Design Guidelines, but that it had been adapted along the way so that it no longer fits the Guidelines. McAtee said he understood a similar door was also located on the back of the structure that could be used should equipment or materials need to be moved in and out.

Oakley said there was a building located in this area of the Historic District that has large, oversize doors – the fire department – but added that building serves a different function. Oakley also said car washes or auto repair buildings might also be located in the Historic District and have oversize doors, but those buildings also serve different purposes.

Lantz said when the renderings of the CrossFit building were approved, the Commission did not clarify the exact size of the doors and that it was said that the rendering was not to scale. Schneider said HPC had heard that argument, and Lantz said it was not an argument but simply a fact that the Commission had not stated the size of the doors; Schneider said it was not HPC's job to state the height of the doors. Schneider said even in a rendering that is not to scale, it is assumed that proportions are on target. Lantz asked if that meant because the height of the large and small entry doors looked to be similar in height that they were expected to be close to the same height, and Schneider said yes. Schneider said if you could say that doors can be any size because the rendering is not to scale, then it defeats the purpose of having renderings. She added that "not to scale" means things do not have to be the exact dimensions, but that the overall

proportions, patterns and similarities of design elements should be understood to be accurate.

McAtee reminded the Commission that the conversation had largely had to do with the front large door, but that there are similar doors on each side of the structure as well.

Schneider reiterated that for utilitarian purposes, it had been pointed out that there are oversize doors on other structures in the Historic District, but that those buildings serve different purposes.

- On the issue of the **cupolas**, Shoenfeld said Mark Smith said CrossFit had never given the approved renderings to Varco Pruden, yet he insisted that the building could not have been engineered to match the renderings. Shoenfeld said she looked on Varco Pruden's website, which shows a YMCA building in Florida with sizable cupolas; that illustrates that the building could have been engineered to resemble the approved renderings, she said. Smith had said he had a letter from the engineer, which said the cupolas – which were originally 8 by 12 feet and had been scaled down to 4 by 8 feet – had been rescaled because that was the maximum weight load the building would support and that it was a “health and human” safety factor; Shoenfeld said what the letter actually said was that the cupolas “were made smaller to work within the framing pattern.”

Shoenfeld said the Guidelines say on page 54 under roofing that an attached secondary roof should be a clearly defined building mass which is compatible with the main building mass and roof design. Regarding proportion, page 59 explains proportion as the relationship of one dimension to another and says well-proportioned elements can “prevent inappropriate details from spoiling the overall effect of a building.” Shoenfeld said the installed cupolas are too small for the CrossFit building in size and proportion and do not match the approved renderings; she said the roof needs to be re-engineered to accommodate the approved size of the cupolas.

McAtee said the applicants had drawings by an engineer at the last meeting which showed 8-by-12-foot cupolas. The decision was then made to change the size of the cupolas to fit within the building's framing pattern. Lantz asked Oakley to clarify, based on the COA approved in September, whether that COA was to remedy what was originally approved and what had been constructed; Oakley answered yes. Lantz then said he thought the important thing was not to look at what was approved to begin with, but whether the cupolas installed would meet the Historic Guidelines because the Commission was being presented with a new COA to approve them as they are.

Regarding the doors, Lantz said that situation was different because there was an argument that they might not meet the Historic Guidelines. Shoenfeld agreed, but said the Guidelines say the cupolas must be proportioned properly and that they currently look rather small. McAtee added that the proportions of the cupolas on the approved drawings were much more in keeping with the Guidelines than what had been built. Simpson said he felt less strongly about the issue with the cupolas than some other Commission members. Schneider said

there were also issues that she felt more strongly about than others, and while the issue with the cupolas could be considered almost purely aesthetic, the issue with the doors would be almost impossible to reconcile. Shoenfeld said there were Guidelines that apply to each of the issues being considered in regard to the CrossFit building, which she would explain so that everyone understood the HPC's decisions.

Lantz called for a 5-minute recess at 8:19 p.m. The meeting was reconvened at 8:24 p.m.

- On the **bracing on the hay loft doors**, Lantz said CrossFit had agreed to install cross bracing if required by HPC, and Gimbert agreed and added that the bracing on the hay loft doors should be consistent with bracing on the other doors.
- Regarding the applicant's request to not install the **faux hay loft door** on the front gable behind the sign, Lantz reiterated CrossFit's argument that the detail would not be visible behind the sign. Shoenfeld read from her prepared notes, which said CrossFit had said the detail would be made of trim materials and was purely decorative and when the front gable's roof pitch was changed to 7:12, it would have distorted the sign and caused the hay loft doors to appear lower than other hay loft doors. Because of that, CrossFit made the decision not to install the faux doors. Shoenfeld said Smith had said it would be "structurally impossible" to put hay loft doors in the 7:12-pitch gable. But in looking at the renderings and "as-built" photographs of the building, all hay loft doors could have been located at the same height at the top of the second run of Hardie Board siding. Saying it was "structurally impossible" or that the faux doors wouldn't fit was an inaccurate statement, she said.

Regardless of where the sign was painted, Shoenfeld said the hay loft doors would fit in the front gable area as had been approved by the Commission. She added that all the loft doors were approved as being tan with white trim and sized according to the renderings. Although HPC had approved CrossFit's sign, they did not approve the change in paint colors on the front hay loft doors. She said the hay loft doors add architectural detail as required by the Guidelines and should be installed to match the size and colors of the other hay loft doors per the approved renderings and approved colors on the front gable.

- Lantz asked that the discussion regarding the **sign** also be held at that time as that of the faux hay loft doors because the two issues are connected. Shoenfeld said she believed the sign installed is larger than the 101 square feet that HPC approved, it is not weathered or muted – although a remedy has been presented for that issue – it was not installed under the approved fly bracing and was not installed over the approved faux hay loft doors.

Schneider added concerns that she expressed at the September meeting regarding the opportunity to remedy the sign's size and bring it into compliance with the Guidelines. Shoenfeld said the sign was approved at 101 square feet, and if the door is 10 feet by 16 feet (as stated earlier in the meeting by Gimbert), the sign is bigger than the door and so is larger than 160 square feet. Schneider said the logo on the sign is larger than allowed by the Guidelines.

Lantz said HPC approved a sign that was 146.73 inches by 98.89 inches. Oakley said that the sign installed does meet the Town's sign ordinance and was approved by Bill Bruce, the town planner. Oakley said HPC should consider whether the sign would be approved now, and added that the Historic Guidelines do not give sign size specifications other than the 25-percent maximum logo size. He added that CrossFit was requesting approval of the sign as built in its revised COA application.

Schneider read from the Guidelines, which state signs should be unobtrusive; compatible in scale, size, material, color and character; and have the restrained quality of contributing architecture in the Historic District. She added that logos and graphics should be "subtle and secondary to the message," and trademarks or logos should be no larger than 25 percent of the size of the entire sign. Schneider said in CrossFit's case, the entire sign was a logo. Gilbert said the "Mustang Fitness" portion of the sign was not a logo, and Schneider said the style of it looks like a logo. Shoenfeld asked what the name of the company is, and Gilbert responded that it is Mustang Fitness and CrossFit is a tenant in the building.

Lantz asked if it was fair to say that if the sign had been installed at 146.73 by 98.89 inches and if the faux hay loft doors had been installed, the sign would probably not be discussed, and Schneider said that was probably correct. But because of those issues, the Commission was now to decide whether the sign would have been approved at the current size, Lantz said. Simpson said the sign had been approved, although he distinctly remembered being promised muted colors. Lantz said CrossFit was now asking for approval of the sign now, and although it did not conform to what was approved before, it did comply in terms of the overall components' proportions.

Lantz said the issue was open for debate again because the sign did not conform to the original approved COA. McAtee asked the length of the Hardie Board panels, and Gimbert stated they were 10-foot panels. McAtee then said because the sign extends above and below one of the panels, it is in excess of 10-feet tall and is extremely oversized in terms of what was approved. Gimbert said he had seen the calculation pages for the sign's size as approved by the County and that the Historic Guidelines do not state the size for signs. Oakley said the sign meets the Development Ordinance in terms of size. He added that although the Development Ordinance says signs are to be no more than 6 feet tall, that applies to freestanding signs, not wall signs.

Shoenfeld said the Development Ordinance applies to the entire Town, but there is also the Historic District overlay. Oakley said in the Historic District, there are no Guidelines regarding specifically how large or small a sign can be other than scale. Lantz reiterated that the new COA has been submitted and the Commission needs to consider whether the sign should be approved now based on the Historic Guidelines.

Shoenfeld then read from the Guidelines on page 30, which say signs are to be "more specific in type to the building in which they are associated as well as fewer in number, smaller in size and more limited in the use of illumination."

The Guidelines also say signs should be unobtrusive and compatible with the building, logos and graphics should be subtle, a sign's size should be kept to the minimum need to identify the building it serves, that every sign should be a good neighbor to adjacent properties, and that signs that compete for attention should be avoided.

Lantz again asked if the sign conforms to the Historic Guidelines and, if not, asked the Commission to state the reason. Schneider said she believed it did not conform because it is not unobtrusive, not compatible in terms of scale, size, material, color and character and does not have the restrained quality of contributing architecture in the Historic District. She added that logos and graphics are not subtle and secondary to the message, and the size was not kept to the minimum needed to identify the building it serves.

Lantz asked if the issue then is with the large size of the sign, and Shoenfeld said yes and reiterated that the Historic Guidelines say every sign should be an integral and noticeable part of the building it serves and a good neighbor to other commercial and adjacent properties, and that signs that compete for attention should be avoided. Lantz said he was trying to reconcile that with the color usage, boldness and placement, which had at one point been approved.

Schneider said she appreciated the goodwill CrossFit had brought to the meeting, and that the Commission is bringing the same goodwill. She said the project had been difficult, and that she remembered the signage review and should have voiced concerns then, but that it was now important to review all the various components together. She said it was difficult to review the signage "in a vacuum" because she thought the problem was that the signage was approved over the hay loft doors, which were not installed. She added that one reason the project had been difficult was that the Commission had bent over backwards trying to help the applicant with a fast-track project rather than requiring the applicant to present everything up front. That, combined with other difficulties, has contributed to the problem, Schneider said. She added that looking at the issues afresh could perhaps produce a "silver lining" in that the building could be made to conform with the Design Guidelines.

Lantz agreed, but stated the only reason HPC was able to go back and re-evaluate the sign against the Guidelines and perhaps require changes was that the sign was not executed as originally approved. Shoenfeld and McAtee agreed, saying the issue would not be discussed had the sign been painted over hay loft doors which match the building, was the size approved and was weathered in appearance.

Schneider said when the Design Guidelines are considered afresh, the differences being considered are major ones. Gimbert said he thought the sign had been painted to adhere to the COA and so size was not an issue. He said he understood the issues with the faux doors and the weathering, but said that the sign was the correct size. Shoenfeld said the sign was not the correct size, and Oakley said the COA had been issued for a sign that was 101 square feet, but the sign permit issued by the County and what was installed was 193 square feet.

Schneider said if the sign had been painted the size as it was approved by HPC, it might not be being discussed now – even though the hay loft doors were missing. She said that had doubled the problem, and now she understood why the sign looked so much worse than what had been approved. Oakley said the roof pitch of the gable had also changed, which had also affected the appearance. Shoenfeld said the fact remained that signs in the Historic District should be noticeable but unobtrusive, and it is “hard to be unobtrusive at that size.” She added that it is definitely not being a good neighbor to adjacent properties as stated in the Guidelines.

Lantz said he would be more in favor of a sign the size of what was originally approved as opposed to what was installed and the relationship of it in proportion to the building. Simpson asked if the sign permit issued by the County for the larger sign predated the Commission’s approval of the 101-square-foot sign, and Oakley said no. Shoenfeld asked why two different signs were submitted for approval; Oakley said the sign the Commission approved was when a 4-pitch roof was shown on the renderings and when CrossFit applied to the County months later, the roof pitch was 7:12. Shoenfeld said the difference in the pitch of the roof should have made the sign smaller, not larger.

Oakley pointed out that other signs in the Historic District, such as the one at Tractor Supply, met the maximum when it came to the Town’s sign ordinance; that sign was also approved by the Commission, Oakley said. He added that he was unsure of how much the Commission had previously discussed the size of a sign.

McAtee asked Oakley to explain how CrossFit had come before the Commission and had their sign approved at one size, but had then gone before another body with a larger sign and also had it approved. Oakley said it might have simply been an oversight by the town planner or even himself; he showed the Commission what was submitted to the County for the CrossFit sign permit.

Simpson asked about the blue background behind the horse’s head on the sign; Gimbert said it was actually gray. Gimbert said when they started putting the white on the sign behind the horse, it seemed very bright; in order to “mute” the appearance, they made that oval area gray instead.

Schneider said when the roof pitch was changed, the applicant should have submitted updated renderings; Lantz agreed and said that issue was discussed at the last meeting. Schneider said had that been done, the size and placement of the sign would have been discussed again.

Lantz asked if the County had reviewed the sign permit prior to when the gable’s roof pitch was changed, and Oakley said he believed the gable had already been installed when the sign permit was presented to the County. Lantz asked if the County only checks to see if the permit meets the COA, and Oakley said they only look to see if a COA has been approved, but likely did not make sure the dimensions matched. He added that it had been caught that the sign permit had an element of another horse’s head added that was not on the COA, so that element was removed.

Thomas said the sign permit issue seemed much like the issue of the renderings versus the blueprints; he also referenced the cell tower issue, where technical drawings were submitted but were not reviewed by the Town before installation was done. Thomas said the problems had been identified by experience now, and will be rectified. Although another layer of regulation will be added, experience is showing why that is needed, he said.

Oakley said Bruce may have looked at the sign permit and then asked him if that was what had been approved by the Historic Commission; Oakley said it could have been he who missed the dimensions of the sign. Shoenfeld said even if staff had missed the difference in sign size, the CrossFit owners knew that a 101-square-foot sign was what had been previously approved. She added that she felt CrossFit knowingly asked for approval of a much larger sign from the County, without bringing the issue before the HPC, and now HPC was being asked to approve it. Lantz said he felt that was an unfair characterization, and that as advised by the Town attorney, HPC needed to look at the sign now and determine whether it should be approved per the Guidelines; he added that HPC could not speculate on what had been done or what the intentions of the owners were.

McAtee said when looking at whether the installed sign meets the Guidelines, he could not agree to approve it. Shoenfeld said she thought the decision should be based on having unobtrusive signage, keeping logos and graphics subtle, avoiding the use of signs that compete for attention, and being a good neighbor to adjacent properties, and Schneider agreed. McAtee added that the Guidelines say HPC can be stricter on issues such as size on signs in the Historic District than what the County sign ordinance allows.

- On the issue of the **wind/fly bracing** under the gables, Lantz said adding that architectural element would bring the building closer into compliance with what was previously approved. He said comments also applied to the front bracing under the roof line, and asked whether HPC would defer to CrossFit as to the size and making the bracing in proportion to the original rendering. Schneider said it would be helpful for CrossFit to work out the details of the proposed sizes of the braces and submit them to HPC for approval. McAtee added that the words "to scale" should be included in any approval.

Shoenfeld said she understood from previous discussion that the support angles would be installed, and behind them would be another piece of trim the same width as the angled piece and that it would extend down a certain length. She said the front gable would be different than what was approved because of the change in roof pitch that had been made.

Schneider said she did not want HPC to begin dictating size and length and placement of elements in a COA; she said the concept should be approved in principle but the applicant should submit the details for approval. That would allow the applicant to "work out all the kinks" and prevent HPC from being caught in a predicament in which they thought the elements would be installed in a particular manner, of a specific size or in a certain location and have the

applicant install things differently because of issues that arose during construction. McAtee again said the applicant should submit to-scale drawings, and Lantz suggested that be required in this case. Thomas suggested that also be applied to future projects to prevent similar problems.

- Regarding the **louvered vents** on the sides of the building, Lantz said trim on one side matches the building but on the other side is a silver metallic color with metal flashing or framing around it. He reiterated that the applicant had suggested covering the metal framing with white trim to de-emphasize the size of the units, but had requested not changing the color of the units themselves because that would require removing them. Lantz said the vents were not on the original approved renderings, and again HPC needs to look at whether the vents would have been approved.

Schneider said the addition of the white trim would be helpful, and Shoenfeld said she thought adding white trim would make the vents stand out even more. Schneider said adding trim was better than the metal color. Gimbert said CrossFit would also be amenable to painting the trim tan to match the building.

Shoenfeld said the Guidelines say this type of detail should be installed in the back of the building, but added that she said she wasn't sure how that might have been accomplished in this case. She said perhaps the fans could have been located on the back and the vents on either side of the building. As it is now, she felt the vents should be downplayed as much as possible, and suggested the trim around them be tan.

McAtee said he originally thought the units contained four exhaust fans; he said he now understood that it is a cross-flow ventilation system with two fans on one side and two vents on the other side, and he now understands the reason for the engineering of that element. Shoenfeld said she had thought perhaps the louvers could have been somehow incorporated into the hay loft doors, but Gimbert said that - with cross bracing added - might impede the air flow and the function of the louvers.

After additional discussion, Commission members agreed tan trim would be best, and Lantz said the same color should be applied to both ends of the building. Shoenfeld also emphasized that the same size trim should on both sides surrounding the louvers. Gimbert said he had estimated that 4-inch trim was used there, but he would need to check that. Gimbert said from his observation, the louvers serve to break up the expanse of the wall.

- In discussing the six **braces** on the front of the building, Lantz said the applicant had presented a photo showing the top of the downspouts painted white and the remainder painted tan; that application might give the illusion of the addition of some kind of bracing while hiding the downspouts. Lantz said Shoenfeld had said that if the downspouts are allowed to remain white and the bracing is required, that would create the addition of another architectural element on the front of the building.

Schneider asked whether HPC would approve the building now (without the architectural braces and with the gutters and downspouts painted white), which she said would make the building "a little less farm-like and a little more warehouse-like" than originally approved; she asked if the addition of the white downspout detail would help offset that. She said the applicant preferred not to paint the downspouts, but downspouts are not decorative or architectural, and Shoenfeld agreed. She asked if the originally proposed braces could still be added, perhaps with a different placement. Lantz said he assumed that if the Commission votes that it would like to see the braces as well as the downspouts that a drawing would need to be submitted and approved first.

Lantz said the Commission did not want to be in the position of suggesting whether elements look good or not, but should realize that there is some "wiggle room" for where the braces might be placed. Schneider said requiring the braces on the front of the building is purely aesthetic, and Lantz said the Commission could approve the braces but know that they could be placed at different locations than was showing on the rendering. Schneider added that the Commission was referring to requiring suitable visual interest and avoiding large, flat expanses on the building per the Guidelines.

Lantz said he thought everyone was on board with not painting the downspouts and adding the bracing under the roof line at suitable intervals. McAtee said the originally approved rendering showed six braces, but installing them between the downspouts "begs for four" braces. Shoenfeld agreed, and Gimbert said the braces would likely be installed approximately above the smaller doors.

Lantz said the Commission had suggested the placement of the braces, and any deviation from what had been suggested would need to be re-evaluated by the Commission. Thomas restated that HPC wanted to see the architectural detail of the braces restored to the building and wanted to know exactly what they would look like and where they would be placed on the building. The installation of the gutters was approved and the downspouts would not be required to be repainted, he said, although once the proposal for the bracing was brought back, HPC could decide they do or do not like the bracing and downspout elements.

- In discussing the weathering of the **sign**, Lantz said if HPC's intention is to say the sign as installed is not approved, then the applicant would come back with proportionately a different sign. If the sign was presented without the intention of weathering but within the proportional size to match the building, since the Guidelines do not require weathering or muted colors, he didn't feel that the color choice was necessarily bright or bold. He asked if the muting issue still needed to be considered, since what was being presented needed to be looked at almost as if it were a new sign.

McAtee asked if the applicant could go back and comply with what was originally approved – a 101-square-foot sign with weathered/muted appearance. Simpson asked about the usage of the term "weathered;" Lantz said the Guidelines used the term "muted," but the applicant had used "weathered." Simpson said the applicant had offered a method of weathering the sign. Shoenfeld said the online version of the CrossFit logo had a sort of weathered

look, and Gimbert said that it was the applicant's intention to make the sign look like that; he added that the look was harder to achieve when hand painting a sign as opposed to using a computer-generated image. He also said that was why CrossFit had changed the oval from white to gray. Schneider agreed with an earlier statement by Simpson and said the gray appeared more to be blue, which is like introducing another color. Lantz said the actual color of the sign might appear different than how it is picked up by a digital camera.

Schneider asked if there was anything in the Guidelines about using only three colors for signage, and Lantz said he didn't think so; he referred to the Sherwin Williams sign, which he said he thought contained at least three colors. Oakley said there are stipulations in the Scenic Corridor Guidelines for only three colors in a sign; he said he had discussed that issue with Bill Bruce, who said he felt the white in the sign didn't really count as a color.

Schneider said she felt having only two colors in a sign is, in general, less obtrusive; Oakley said signs have been approved in the Historic District with more than two colors. Schneider said CrossFit's was a very large sign, and she would be more willing to be flexible on the muting/weathering if the sign were only two colors and that she felt the number of colors makes the sign more bold. Lantz said he felt like at most HPC might be able to eliminate the gray color from the sign since originally three colors had been approved.

Ron Simpson asked Gimbert to come forward and show him which photo of the small entry doors accurately showed what the doors look like now. Gimbert said the doors were originally raw metal doors, which have now been painted tan to match the building.

Thomas said he understood the applicant came back to the meeting with instructions on weathering/muting the sign, and he also understood Lantz's statement about things still being discussed per the list of items being addressed. He said a sign permit had been issued by the County, which administers the Town ordinance by contract. Thomas said he didn't think the size of the sign -which was discussed by the Commission regarding the size it approved versus the size approved by the County- was an issue that could be addressed.

Comparing the CrossFit sign to what occurred recently with the cell tower, Thomas called the issue an "administrative flaw" because actual construction drawings did not come back to the Town before it was built. Although those issues will be addressed, Thomas said he had considered what theoretically might happen if HPC's decision were appealed to the Board of Adjustment, since CrossFit had acted on an issued permit. Again, Thomas said he did not think the size should be addressed by HPC, but the appearance of the sign could.

Schneider said the COA says: "Any changes to the sign, i.e., as a result of installation of faux hay loft doors, require approval." Lantz said he thought Thomas was saying that the COA, in identifying issues that still need to be addressed, does not specifically say anything about the size of the sign. Schneider said she thought that was the intent of the COA based on the motion,

and Oakley said the COA, which was created by staff, had been circulated among HPC members to make sure everything discussed had been addressed.

Schneider said if the sign had to be repainted to be weathered, wouldn't it be just as easy to repaint it to a smaller scale to be in compliance with what had originally been approved per the renderings. Lantz said he thought Thomas was saying that because the applicant had received a permit from the County per the Oak Ridge sign ordinance for a 193-square-foot sign, if the issue is appealed to the Board of Adjustment, the fact that a permit was issued could be significant enough evidence to say that the applicant had constructed what the Town had approved. Thomas stressed that he was not predicting what the Board of Adjustment might do, but said he could see the issue as a problem.

Schneider asked if the issue was the administrative error of not noticing the difference in the size of the sign, and Lantz said yes. Oakley added that that size of the sign was also not something that was pointed out to CrossFit that needed to be addressed. Shoenfeld asked if the fact that the size of the sign installed was larger than what was approved by HPC could not be considered newfound information, and Thomas said he understood the sign's size conformed to the approved sign permit.

McAtee said if HPC decides the faux hay loft door must be added, which would result in the sign in that area having to be reworked, could HPC then address the size of the sign. Thomas said the hay loft doors and the muting/weathering were an issue according to the previously issued COA, but the size of the sign was not.

Lantz asked if HPC could request, in light of the bracing and faux hay loft doors to be added and because of the "disconnect" regarding the size of the sign, that CrossFit consider reducing the size of the sign knowing that there could be limitations in HPC's ability to require it. Schneider said she believed it could be stated that the changes required would provide an opportunity for the applicant to consider a smaller sign consistent with the size of the original COA.

\* \* \* \*

Before starting to formulate a motion, Lantz said the COA issued at that night's meeting would require some drawings and materials to be brought back for approval and asked whether the meeting should be continued. Thomas said a COA could be issued saying that requirements must be met.

Lantz said he understood a COA would be automatically approved after 60 days if not acted upon by HPC, and Oakley said the COA could be approved with the condition that architectural drawings be submitted, and Lantz said the COA could be revoked if those conditions are not met. Schneider said that puts the onus on the Commission to be sure all conditions are included in the COA, rather than putting the onus on the applicant to ensure that the appropriate detail is included so HPC can approve it.

Lantz said he thought including a specific time period would put the onus back on the applicant to be sure things are done within that time period. Schneider said she

felt that would allow the applicant to meet the letter of the conditions without meeting the spirit of the conditions, and Lantz said that is a function of the Commission making very clear conditions. He gave an example of the COA including the condition that drawings of the bracings be submitted and approved and the bracings be added, as opposed to just saying "braces must be added." He said that stipulation should be included for all elements yet to be addressed.

Thomas clarified that a COA application must be acted on within 60 days per the Town ordinance or the COA is considered to be approved, but there was nothing to prohibit an extension of time if reached by mutual agreement between the Commission and the applicant.

\* \* \* \*

In going back through the list and regarding the doors, Shoenfeld said she firmly believed the doors need to have windows and that single or cross bracing was an integral part of the door so the door handles function properly. She added that the large entry doors needed to be reduced in height to match the height of the smaller doors, that all doors should be required to have the same single- or cross-buck bracing detail, and that windows should be at the top of each door. She said although she thought the cross-buck bracing would look better, either type of bracing is OK so long as it is consistent on all doors and that the door handle operation should not be compromised.

Schneider said she felt the most important issues to address regarding the doors are human scale – although it is also the most difficult to accomplish – followed by the windows; she said either style of bracing is OK, so long as the style is consistent. Lantz agreed on the bracing issue, and said he didn't believe the Guidelines address that. McAtee said there is ample evidence that doors are available, even though the applicant had said that type door is not available.

Shoenfeld said any reference to "all doors" refers to all those on the front and side elevations of the building. Schneider asked if the larger doors should be accepted on the sides, although they should all be the same style architecturally; Shoenfeld said there is a large door in the back of the building which can be used if needed, and there is no problem with the size of that door.

Simpson said there was a simulated sliding track on the top of the doors on the approved rendering, and asked if that element was important. Lantz said he believed that was addressed at the previous meeting and it was not deemed to be important.

Regarding the cupolas, Lantz said he understood about proportion and placing but did not feel as strongly as some other Commission members did regarding the size as long as the applicant agrees to come into compliance regarding the cupolas' overall appearance. Schneider said the proposals made by the applicant seemed appropriate, and Simpson and Shoenfeld agreed. Schneider said appropriate documentation needed to be submitted, as it should on other elements. Lantz confirmed that the applicant's proposal include faux louvers and adding color to the

sides. Shoenfeld asked if that would be metal siding, and Gimbert said it could be painted tan or pre-painted metal siding to match the building.

On the architectural details of the hay loft doors, Lantz said it should be clear that the bracing is to match the bracing on the other doors.

Regarding the faux hay loft doors under the front gable, Lantz said he thought the overall consensus was that they should be added and that they should be painted the same tan color as the building. They should be installed at the same height as the other loft doors and the bracing should be consistent with other bracing on the building's doors.

Shoenfeld questioned whether the faux doors would be painted to match the other hay loft doors (with white trim), and Lantz said he thought that would compete with the sign and making it confusing. Schneider said perhaps HPC should not stipulate the color and allow the applicant to propose it, since many elements on the front of the building were changing. Schneider said she thought the Commission had agreed that changes to the sign would provide the applicant with an opportunity to provide a sign more consistent with the COA; if the size of the large entry doors was changing and the faux hay loft doors being added, other changes might be made.

Lantz said the Commission was talking about whether the element of the faux doors would be added back in; if the applicant decides to change the sign as a result of that, a revised COA could be considered.

When considering wind/fly bracing supports on the front and side gables of the building, Lantz asked if the applicant's suggestion should be approved. Again, to-scale drawings would need to be submitted. Thomas asked if the 45-degree angle pieces would be specified in the COA, and Lantz and Schneider said they would defer to the applicant.

As stated previously, Shoenfeld reiterated that the four louvered vents on the sides of the building should include the application of trim around the outside to match the tan color of the building.

On the issue of the six braces on the front of the building, Lantz asked if HPC would like to see four braces on the front. Schneider said the consensus was to add braces above the small entry doors as proposed by the applicant to comply with the need for more visual detail. Lantz said he didn't think painting the downspouts needed to be addressed, and Schneider agreed that as proposed by the applicant, downspouts could remain white.

Regarding the signage, Schneider said it should be weathered or muted as proposed by the applicant. Lantz asked if the removal of something like the gray color could be considered a compromise and the weathering not be required. Gimbert asked if that meant painting the gray area of the sign tan, and Lantz said yes. Lantz said he had seen the online version of the logo and was not a big fan of the weathering effect.

Schneider said her big concern was that if you take the remedy of requiring weathering out of the mix, there is less motivation for the applicant to redo the sign smaller. Lantz said he thought adding the faux hay loft door was going to be difficult at best for the applicant to achieve without redoing the sign.

McAtee asked whether the applicant would have to receive approval if the sign were redone, and Lantz said not as long as what they install is what had been approved. Lantz asked if the applicant would have to receive approval if they decided to make the sign, say, 80 percent of the current size, and Thomas agreed that the sign was OK so long as it was between 101 and 193 square feet.

Shoenfeld asked if Lantz wanted to offer CrossFit the opportunity to mute/weather the current sign or paint the gray portion tan, and Lantz said he was fine either way with allowing those options. McAtee asked if the Commission could encourage the applicant to replace the sign with one that is more consistent with the size of what was approved by HPC in the original signage COA, and Lantz said that could be added to the motion.

The Commission then worked on the wording of the motion for that portion of a COA. Lantz suggested adding that for all points discussed, drawings and information to scale need to be provided for each architectural detail. Schneider suggested not using the word "drawing," but instead saying "specific documentation that provides scale, material and appropriate detail."

For clarification, Thomas said the motion being crafted would approve and issue a COA conditional upon all that had been specified and the drawings or appropriate detail would come back to the Commission. He asked if a deadline were going to be added, and Lantz said yes. Thomas said he thought that was where the Commission and the applicant needed to consult on a date. Lantz said for the items that could be acted on immediately, he would put a 1-month deadline on them; he asked Gimbert if that should be enough time. Gimbert said the next meeting would be held in three weeks, and asked to have until the December meeting to come back before HPC.

Lantz said there may be some elements that CrossFit would not be able to act on in a short timeframe, and Thomas said the temporary Certificate of Occupancy would continue to be legal. Oakley said if the Commission voted to deny the COA, the site would technically be in violation. Thomas said HPC could approve the COA subject to certain conditions and that what was built would have to comply with those conditions. Lantz asked Thomas if it should be part of the motion that CrossFit would have to come back for approval of materials and drawings at the December meeting, and Thomas said yes.

Gimbert said he hoped some of the smaller issues could be distributed back to HPC through staff; Oakley said he could let HPC know when he has such material, and Shoenfeld said the Commission would definitely be willing to look at it prior to the meeting. Thomas said that under the circumstances, he thought that was a good idea in order to avoid wasted time. Shoenfeld said the December meeting is the deadline for all material to be submitted for approval of the COA, and Lantz added that items can be approved before the meeting if they are submitted and distributed through Oakley. Thomas said if that approach is taken, HPC needs to ratify those decisions at

the next meeting in order to achieve the public interest and transparency at the proceedings. He added that he would not normally recommend that approach, but was doing so in this case because the circumstances were exceptional.

Schneider asked if HPC should say the applicant will provide all necessary information prior to the December meeting, and Lantz said yes and that it would be submitted to staff and approved when possible so the work could be completed.

**Debbie Shoenfeld** made a **motion** to approve the revised COA for CrossFit subject to the following conditions:

- Overhead front and side large doors to be reduced in size to match the height of the smaller entry doors, all doors are required to have the same cross- or single-brace architectural details, and windows to be in the top of all doors on the front and side elevations;
- Secondary roof structures/cupolas with modifications suggested by the applicant to include faux louvers on the front and matching the color of the building (through the use of paint or the installation of an approved material) on the sides;
- All architectural details on the loft doors to be made to match the other doors on the structure (whether through the use of single- or cross-buck bracing);
- The front faux hay loft doors to be installed from trim materials at the same height and the same size as the side hay loft doors and to include architectural details/bracing consistent with all other doors;
- Wind/fly bracing under the front and side gables to be installed as proposed by the applicant;
- Ventilation system louvered vents be trimmed with framing of the same tan color as the building as proposed by the applicant;
- Four wind/roof braces above the small doors on the front elevation be installed as proposed by the applicant;
- Downspouts to remain painted white as proposed by the applicant;
- Signage with the option of weathering as proposed by the applicant or removal of the gray background color with that area of the sign to match the color of the building. In recognition of discrepancies between the size of the sign approved by the Commission (101 square feet) and the size installed (193 square feet) as allowed by the Town's sign ordinance, the Commission encourages the applicant to propose a sign more consistent with the size approved on the original COA.

Shoenfeld added that with regard to all points above, specific documentation that includes scale, materials and appropriate detail is required to be submitted to HPC staff in advance and reviewed by the HPC for approval before any changes are made to the building. The applicant will submit all information on changes before the HPC meeting on December 12, 2012. **Ann Schneider** seconded the motion, and it was passed unanimously (5-0).

#### 4. CITIZEN COMMENTS

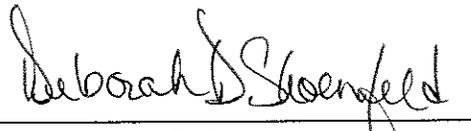
None

5. **ADJOURNMENT**

**Mac McAtee** made a **motion** to adjourn the meeting at 10:42 p.m. **Ron Simpson** seconded the motion, and it was passed unanimously (5-0).

Respectfully Submitted:

  
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Sandra B. Smith, Town Clerk

  
\_\_\_\_\_  
For Steven Lantz, Chair