

MINUTES OF THE MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF STRASBURG HELD ON THURSDAY, MARCH 12, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE TOWN HALL.

ARB Members present: Chairperson Massey and Board Members Beachler and Kimmons. Absent: Board Members Rathore, and Zeimet.

Staff: Acting Town Manager McKinley, Planning and Zoning Administrator Pearson, and Clerk of Council Keller

Chairperson Massey called the meeting to order. He introduced the newest ARB Member, **Ashleigh Kimmons**, and also **Acting Town Manager McKinley**.

Action Items:

1. Approval of Minutes: November 20, 2014

Board Member Kimmons moved to approve the minutes of the November 20, 2014 Architectural Review Board meeting; second by **Board Member Beachler**. With no discussion the motion was approved unanimously.

2. CDBG Planning and Implementation Grants

Planning and Zoning Administrator Pearson gave an update on the CDBG items. Council approved the application for the façade improvement grant and the open space portion of the project. The ARB will see all the façade applications as the entire area is in the Historic District.

3. Mixed Use and Mixed Income Grant:

P&Z Administrator Pearson said **ED&P Manager Murray** has been finalizing the project and has been meeting with the consultant. The current listing price is \$450,000 for the Strasburg Home Theater. To get this back to a theater, the total cost would be at least \$900,000. There are other options for mixed use. There had been a residential component in the upstairs, but was found to not be feasible.

Chairperson Massey showed the report on the restructuring plan. He said he represents the ARB on the downtown committee and can provide copies to others.

Acting Town Manager McKinley said all the projects that **ED&P Manager Murray** started will all move forward. We have a strong staff to carry on.

Chairperson Massey asked about the sign violations at the garage on Washington Street. **P&Z Administrator Pearson** said there are many violations and he was sorry he didn't see this when he first came as he would like to see if signs are being added. He will keep track of this and will look into it. He discussed other projects that will be coming soon before the ARB. The HandyMart is doing a re-branding with Shell and they would like to have an electronic gas price sign which is not compatible with the historic district.

Acting Town Manager McKinley said they are being very pro-active with this sign and the business is not trying to push this through.

Board Member Beachler asked what the chances are of having a non-profit run the theater. **P&Z Administrator Pearson** said he thinks the main hurdle would be the cost to rehabilitate. **Board Member Beachler** asked if there were additional grant opportunities if it were a non-profit and this is not really known. **Chairperson Massey** said a previous owner had restored the interior, but the structure was ignored. A wet basement is a major obstacle.

Board Member Kimmons said he has been in the theater once, but he comes from the south where all the towns have a small theater which are up and running so he would like to see that happen in Strasburg.

Chairperson Massey said the ARB would be happy to meet with any prospective buyers to offer advice.

Chairperson Massey said the Board will wait until later to review more of the Design Guidelines.

Being no further business, the meeting adjourned at 7:23 p.m.