

MINUTES OF THE MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF STRASBURG HELD ON THURSDAY, SEPTEMBER 22, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE TOWN HALL.

ARB Members present: Chairperson Rathore and Board Members Keefe, Kimmons, Massey, Poling, and Wheeler. **Absent:** Board Member Lefkowitz.

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

Chairperson Rathore called the meeting to order.

Action Items:

1. Approval of Minutes: August 18, 2016

The minutes of the August 18, 2016 were approved unanimously on a motion by Board Member Wheeler and a second by Board Member Massey.

2. 286 South Fort Street: Major Modification

P&Z Administrator Pearson reviewed the application. The applicant would like to replace the existing roof.

Board Member Wheeler asked if it was going to be a standing seam roof or a modified metal roof and Mr. William Davis, applicant, said he was told it was a standing seam roof.

Board Member Wheeler thinks it should be the real thing and not the modified.

Board Member Massey said the roof is currently shingle, embossed tin and he would strongly suggest it be a tin roof or a standing seam metal.

Board Member Wheeler asked if you could still get the embossed tin and **Mr. Davis** said the contractor said he could get something, but it was cost prohibitive.

A discussion took place on different types or styles of metal roofing. **Board Member Massey** said a factory finished roof would last much longer.

Board Member Massey moved to recommend the use of a standing seam metal roof; second by Board Member Wheeler. With no further discussion, the motion passed unanimously.

Discussion Items:

1. Hupp's Hill Historic District Designation

P&Z Administrator Pearson discussed the area and said the approved plans for the Dunmore project has an entrance with Cedar Valley which would put it well away from the entrance to the Visitor Center. He pointed out where the trenches were and where the entrances would be. All of the parcels are owned by Hupp's Hill, LLC.

Board Member Wheeler thinks there should be a historic district. **P&Z Administrator Pearson** said if it could just be the area pointed out by **Board Member Massey**, it wouldn't

affect the entrances. He feels the intent of the owners would be to keep the two entrances. He hasn't found any of the original discussion of the property. **Board Member Massey** said an extensive 30 page study was done, but he is not sure when it was done. **P&Z Administrator Pearson** contacted **Mr. Richard Kleese who** was not sure about the study or where it might be. This will be discussed further at a future meeting.

2. Community Outreach

P&Z Administrator Pearson said he has begun compiling a list of all the addresses in the historic district. He now has about 400 addresses so if there are more than one address per structure, he will earmark it.

Other business:

Board Member Massey asked that the Brown House be added as an item to the agenda. He understands this is a Council decision and that Council can exempt itself from the regulations.

Board Member Wheeler said the Brown house has stirred much more interest than the other two buildings.

Board Member Massey said he was in it a few weeks ago and it has two, nice, neat little apartments. The town is shy on residential in the downtown area.

Board Member Wheeler said she doesn't think Council is interested in being a landlord.

Board Member Kimmons asked if the house could be sold. **Town Manager Spitzer** said there would not be any off-street parking if this would be done. Currently, the parking is through a prescriptive easement. He said if we were to do this, they would need to park in two hour parking or on the town lot.

Council Member Bishop said it could be sold as only a commercial property and **Board Member Massey** said it could be used as a store.

Town Manager Spitzer said some of the things the house needs are a new roof, new floors, two ADA accessible entrances, and a new deck. The inspection said it is out of its useful life. The old part of the house has old wiring which would need to be addressed.

Joan Williams said she spoke at the Council meeting about keeping the house and using it for the town. She remembers that if it doesn't cost too much, they would be interested in using it for public use. She has been reaching out to different groups and asking if people would use it and the idea has been taken receptively. She thinks it would be a smart idea to have the police department put a camera up so it would be a safe place for people to exchange items acquired on Craig's list or whatever. She thinks the high school could use it as a training facility in getting the siding off of it. The FFA is interested in landscaping it. We talk about getting young people involved and then we never ask them what they want to do. She thinks if we involved the teenagers, they would feel they have ownership in it. There is pride in ownership. She feels there are lots of clubs and organizations that would use it and would be delighted to have something like this. She would hate to see it go away.

A citizen asked about the electrical and if there is a statute that says what can be used. **Town Manager Spitzer** said there are different regulations required when using it for a public space.

Carla Wallen said when Hometown Strasburg created the park, people donated services to help open the park. It was a community effort. If we had a program to “Save the Brown House” it would be a nice tribute to **Ms. Brown**. We could ask people to donate their services in bringing it up to code.

Board Member Massey said he isn’t sure about the code in the electrical, but the old is safer and is not inherently unsafe. **Town Manager Spitzer** said when you start updating, you have to bring it up to code.

Further discussion followed on the electrical work in the house and the safety of it. It was asked if a waiver could be given on the electrical.

Ms. Williams asked if it only be used for community events, would it have to be commercial or residential. **P&Z Administrator Pearson** said it would be considered “assembly” and because it is owned by the town, it would be very stringent on the renovations.

Board Member Massey said the question is if the building should be saved and if Council decides it needs to stay, then it needs to be decided how to do this. The key is the building and he would like to suggest the Board recommend to Council that the Brown house be preserved.

Board Member Massey moved to recommend to Council that the Brown House be preserved; second by Board Member Kimmons. With no further discussion, the motion passed unanimously.

Board Member Kimmons recommended the community get together and raise some money to show they are interested in saving the house. **Ms. Williams** thinks it adds value to the community.

Town Manager Spitzer said closing on the house is September 30. **Council Member Bishop** said the Council then has 60 days to decide what to do with the house.

Ms. Williams said she doesn’t want to do anything until it is closed upon.

Board Member Wheeler said she remembers **Mayor Orndorff** saying they were going to look for a way to use the building and now it seems like the community is supposed to do it.

P&Z Administrator Pearson said there isn’t a municipal need for the house so it is being asked if there is a community need and if so, there would need to be a strong push.

Board Member Massey asked about the 60 days and **Town Manager Spitzer** said it was in the motion.

Town Manager Spitzer said the town is talking with architects to see if there is any way to incorporate the house into the design and how the building can be used. Staff has had several conversations with the architects.

Board Member Wheeler asked about the façade program. The first bid group is going out to bid and should be back at the end of September. **P&Z Administrator Pearson** is now working on the second set of buildings.

P&Z Administrator Pearson said **John Norten Miles** was originally going to come and convince the Board that the six-over-six windows are not original to the building, but he could not come to the meeting so he will be adding the snap-in grids on the front of the building.

Board Member Kimmons asked about the latest on the Brill building. **P&Z Administrator Pearson** said it is all part of the work for the CDBG project.

Town Manager Spitzer said DHR gave the town permission to tear down the buildings, but it will affect the historic district. There has been discussion on the town exempting itself on the Brill Building and taxi stand.

Being no other business, the meeting adjourned at 7:52 on a motion by Board Member Kimmons and a second by Board Member Wheeler.