

Town of Strasburg

Architectural Review Board

Strasburg Town Hall
174 East King Street

Thursday, September 24, 2015
7:00 p.m.

ARB Members:

Morgan Beachler
Fred Keefe
Ashleigh Kimmons
James Massey
Bobbie Poling
George Rathore
Symantha Zeimet



Staff Contact:
Wyatt Pearson, Planning & Zoning Administrator

Agenda

Call to Order:

Action Items:

1. Approval of Minutes: April 23, 2015
Support Materials: Minutes of the April 23, 2015

Discussion Items:

1. Project Updates
Description: Board will be given an update of various projects by P&Z Administrator Pearson

Other Business:

Adjourn

MINUTES OF THE MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF STRASBURG HELD ON THURSDAY, APRIL 23, 2015 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE TOWN HALL.

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

Staff: Acting Town Manager McKinley and Planning and Zoning Administrator Pearson.

In waiting for a quorum, **Planning and Zoning Administrator Pearson** reviewed the Discussion Items on the agenda.

Discussion Items:

1. 142 East King Street Second Story Porch

Planning and Zoning Administrator Pearson has spoken to the owner who is open to suggestions, but as it is the bank, they would like to do the cheapest option. The building is in poor condition and recently had a water pipe burst. In discussing the porch over the sidewalk, they currently have it stabilized with 6" x 6" boards which is the cheapest option. The next cheapest option is to remove the porch entirely. The third option is to repair it fully. The porch is now pulling away from the façade and the steel rods are not distributing the load properly. The owner claims the porch is not historic as it is thought it was added later.

Chairperson Massey said these types of porches are one of the basic, defining features of Strasburg's downtown. They are historic, traditional, and he feels their preservation is very important. The type of support isn't as important as the porch itself and he had expressed this to former **ED&P Director Murray**.

Chairperson Massey called the meeting to order.

Action Items:

1. Approval of Minutes: March 12, 2015

The meetings of the March 12, 2015 Architectural Review Board were approved as presented on a motion by ARB Member Rathore and a second by ARB Member Kimmons.

2. Sign Application 314 West King Street

Planning and Zoning Administrator Pearson said the property is the HandiMart Shell Station. The applicant would like to update the canopy by replacing the fascia and Shell letters with a new fascia and Shell logo. He further explained the changes as were described in the Staff Report included in the agenda packet. The building is a non-conforming structure in the historic district and so the proposed changes work within the UDO. **Planning and Zoning Administrator Pearson** reviewed the portions of the UDO which pertain to this application.

The applicant, Eddie Edwards Signs, representing HN Funkhouser, said the size of the canopy and the box for the LED lights will not be any larger than what is now in place. Only one price will be displayed. Lights will be replaced, but the amount of lumens

is actually being reduced.

Chairperson Massey said when the former gas station was turned into a Dunkin Donuts, the owner worked very well with the ARB to conform the building in a reasonable way to the downtown area. He thinks they came up with a very good design. They were very cooperative with the town. **Planning and Zoning Administrator Pearson** said he has gotten the same impression from working with Bob Runion and Ken Rice on this project. He continued by saying he has reviewed the guidelines and there isn't anything to address a non-conforming use such as this.

Board Member Rathore asked if the street light were going to be removed and it is not in the scope of work. This was part of the streetscape project.

It was said the work would take about three days to complete.

Chairperson Massey asked if the lighting of the signs would be brighter and they will not. The new signs will have opaque background which will not light up. The applicant explained what would be lighted and said it would not be higher light intensity.

Board Member Rathore said the pictures do not show the base of the sign and wanted to know if there is an island that the sign sits on. The applicant showed the existing base and said they have no plans to change this.

Board Member Rathore moved to give the ARB's support for the major modification changes to the property (314 West King Street); second by Board Member Kimmons. With no further discussion, the motion passed unanimously.

3. Sign Application: 117 East King Street

The applicant showed the poster which has been in the window for more than a year and nothing was ever said until they wanted to change it to something that was more eye-appealing. She was told that the sign could cover no more than 20% of the window and the designer reduced it so that now it only covers 17.5% of the window. It is an adhesive sign that will adhere to the glass.

Planning and Zoning Administrator Pearson said the request is for review and recommendation of a major modification (window sign) to the store front for Restore Hope House. The applicant would like to apply a decal sign to the store front window. A picture was shown of the sign being proposed. He said the only item that stood out is that he felt the 20% was intended for those businesses that had a window sign and a projection sign. Restore Hope is a non-profit and can only afford the one sign. The sign might not meet the intent of the guidelines, but it does meet the criteria and he recommends approval.

Board Member Rathore said his concern is with the size and placement of the sign and he thinks it causes a safety hazard to the staff and the people coming in and out of the building. With the size of the sign, you cannot see who is coming in. He thinks

safety should be considered.

The applicant said they can see out the door and also out of the other side of the window. **Board Member Rathore** reiterated that he thinks the placement poses a safety hazard and suggested putting it on the other window. The applicant does not think it matters which side of the window the sign needs to be on and **Board Member Rathore** thinks placing it on the left-hand side would be safer. The applicant said they always feel safe and make appointments for their clients. They do not have an issue with the window.

Chairperson Massey said he doesn't see how the ARB can be in the position of where to place the sign. The ARB's job is to determine the appropriateness of the sign in regards to regulations. He is comfortable with offering advice, but then it is up to the applicant to decide where to place it.

Board Member Rathore asked if approval should be given before actually seeing the sign. **Planning and Zoning Administrator Pearson** said approval could be given contingent on him seeing the sign. The applicant thought all that information had been given and **Planning and Zoning Administrator Pearson** said it had, but he felt **Board Member Rathore** was concerned that the sign was not to scale. **Planning and Zoning Administrator Pearson** said he would measure it before it is adhered to the window. **Chairperson Massey** said that at 18.4% coverage, it is under the regulations. He would like to have a motion to endorse the sign and leave it to the owner on the placement. The applicant said she will relay this information to the co-founder of the food pantry. **Board Member Rathore** said he just wanted his concerns on safety and the advice of the placement of the sign to be on record. He thinks we sometimes skip out on the issue of safety. The applicant said she appreciates his concern.

Board Member Rathore moved to give support to the approval of the sign with the applicant to consider the advisement of the placement of the sign; second by Board Member Kimmons. With no further discussion, the motion passed unanimously.

The applicant asked about the motion. She said that once the sign is made, they will have to pay so she is concerned with **Planning and Zoning Administrator Pearson** coming to measure. **Planning and Zoning Administrator Pearson** said as long as it doesn't exceed the 20%, there will not be an issue. He added that if the sign maker makes it a different size, he is not doing good business and she could challenge him on that.

4. Application: Major Modification 113, 115, 117 East King Street

Planning and Zoning Administrator Pearson said only one application is needed as the addresses are all contained in the same building. The applicant would like to replace the existing roof, windows, and wood paneled façade. The standing seam metal roof would be replaced with an asphalt shingled roof. The wood windows would be replaced with new vinyl windows, and the existing wood trim around the

windows would be stripped and painted to match the rest of the building. The wood paneled faced would be replaced with matching material and painted to match the rest of the building. Pictures were provided to the ARB in the agenda packet and were shown at the meeting. Samples were also shown. It was noted that the new windows will not have the T-panes. **Planning and Zoning Administrator Pearson** said all he can find in relation to the guidelines is with the T-panes of the windows. It was said you can get the windows with grids.

Chairperson Massey said it would be best to match the pattern of two over two. Windows with grids will have to be special ordered and **Mr. Andrew Keller**, applicant, said he will check into this. **Chairperson Massey** said the current windows could be repaired and then use storm windows. **Mr. Keller** said the windows are in very bad shape and he doesn't want to say they can't be repaired, but...**Chairperson Massey** said repairing would save them the time of custom-ordering new windows with grids and **Mr. Keller** said he would rather take the time on the new windows. He will take the recommendation and look for gridded windows.

Chairperson Massey said the building, as a whole, is a very significant, traditional, pre-Civil War building. He realizes the need to repair the façade of Clip 'n' Curl and it would be an interesting opportunity to match the facades of the Restore Hope Food Pantry and Clip 'n' Curl by removing the fake roof over the food pantry and restore the look of "one building" to the structure. Architecturally, the façade of Clip 'n' Curl is not very attractive and removing it, might improve the look. **Mr. Keller** said what **Mr. Massey** is suggesting is that if the T-11 façade is removed, then there would be brick beneath and **Mr. Massey** said he is not sure if it is brick, but he thinks having it one type of covering and making it look like a single structure would be ideal. **Mr. Keller** said he will take this under advisement and thinks it is a valid recommendation. **Mr. Keller** said it might have been an addition so it wouldn't have brick, but maybe the other could be continued. **Chairperson Massey** said the canvas awnings at the Sager Real Estate building is attractive. They reviewed how the harmonious look could be accomplished. **Mr. Keller** said he is also looking for suggestions on colors for some of his other buildings. **Chairperson Massey** said the ARB is more than happy to advise on the buildings. He said he would be happy to go with **Mr. Keller** to look at the building further.

Chairperson Massey said a tin roof is historically correct and he would be much happier to see the roof replaced with the standing seam metal roof and said the back portion might require this and **Mr. Keller** agreed, due to the slope. **Mr. Keller** said the shingles would be the architectural shingles and there is a considerable difference in price on shingles versus tin, but he understands the concerns. **Chairperson Massey** said the design guidelines would call for the replacing with the same, but **Planning and Zoning Administrator Pearson** said due to the condition of the roof, this would not be required. An addition was discussed and the power lines run through this. As more repairs are done, it might be found that his has to be removed.

Chairperson Massey said it would be most helpful if parking could be established at

the rear of the building for Clip 'n' Curl. He realizes this isn't on the agenda, but it is a good time to mention.

The recommendation from the discussion was for the front of the building was to unify the look of the two businesses and **Chairperson Massey** reiterated he would come and look at the building with **Mr. Keller**.

The only portion of the roof that would be replaced would be the front portion of the building and it would be with asphalt shingles. **Chairperson Massey** said he would like for the ARB to recommend to replace with a standing seam roof even though they have no regulatory position on this. **Board Member Rathore** agreed. **Board Member Kimmons** said there will be two different types of roof and **Mr. Keller** said the portion on King Street would be shingle, but the back slope of the roof would remain tin. **Board Member Rathore** talked more about the tin roof and how it represents the period of time of the building better than shingles.

Planning and Zoning Administrator Pearson said the recommendations would be to continue with the same look of the windows with the grids, retain the standing seam roof, and general unifying of the façade of the building, regardless of whether there is brick under the T-11.

Board Member Rathore moved to provide approval with consideration of the recommendations discussed; second by Board Member Kimmons. With no further discussion, the motion passed unanimously.

Continuation of Discussion Items:

1. 142 East King Street Second Story Porch

Planning and Zoning Administrator Pearson said the porch is currently supported by three, 6" x 6" beams. The owner is United Bank and he and **Acting Town Manager McKinley** spoke to the representative of the bank due to the streetscape project and what will need to be done with the sidewalk. The plan now is to leave the posts as they are and to leave the porch. The second option would be to tear it off. The third option would be to restructure the porch so it doesn't need the posts to support. This would be very expensive, but there is a safety issue if the posts are removed. The bank's position is to sell the building, as-is. **Acting Town Manager McKinley** said the whole idea of the streetscape is to open up the sidewalk and the posts impede traffic. **Chairperson Massey** said other buildings have posts so he doesn't think it should be that much of an issue. If the porch is torn off, it is lost. If it is sold to someone, they could then rehabilitate correctly. **Acting Town Manager McKinley** said that unless it is restored to its original state, the historic value is gone and **Chairperson Massey** agreed and said he was just looking for a temporary fix until someone purchases the building and rehabilitates it correctly. **Acting Town Manager McKinley** said if it is not rehabilitated before the streetscape, does it remain temporary or become permanent. That portion of the streetscape sidewalk would probably have to be redone if the porch were refurbished as the removal of the posts would damage the sidewalks. **Planning and Zoning Administrator Pearson** said pigeons are also

a problem with the building. **Chairperson Massey** thinks a coat of paint is needed and a carpenter could do several hours of work and the value could be increased, but he doesn't think the building's porch has to be rehabilitated while it is in the bank's hand. He said it isn't the Board's job to discuss the value of the buildings, but there are grants that can be applied for and tax credits when buildings are rehabilitated to their original state. He thinks the porch is essential to the main street and he suggested putting in a footer. He thinks a pipe post might be less intrusive looking. He thinks some sort of a support is needed, such as a footer. It would be a complicated structural issue to support the porch without the posts. **The Board was in agreement to keep the temporary supports and discuss further closer to the streetscape.**

Planning and Zoning Administrator Pearson said staff is closing out paperwork on the theatre grant and electronic copies of the findings will be distributed; paper copies will be available, if requested. Updates on other projects were also shared with the ARB.