

**MINUTES OF THE MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF STRASBURG HELD ON THURSDAY, JUNE 19, 2014 AT 5:00 P.M. IN THE COUNCIL CHAMBERS OF THE TOWN HALL.**

ARB Members present: Chairperson Newman, and Members Morgan Beachler and James Massey.

Staff: Economic Development & Planning (ED&P) Murray and Clerk of Council Keller

**Chairperson Newman** called the meeting to order.

It was decided to table the passing of the minutes from the previous two meetings.

**Chairperson Newman** welcomed **Morgan Beachler** to the ARB. She was recently appointed to the Board by the Town Council.

**Ms. Beachler** gave a brief introduction of herself and said she wants to do her civic duty by serving on this committee.

**Action Item:**

***Application: Major Modification to 301 West King Street***

**Chairperson Newman** said the Board was reviewing a major modification to 301 West King Street for the replacement of all wooden windows with vinyl windows and the pickets and posts on the porch to vinyl.

**Board Member Massey** said this is a nice historic house which was in disrepair and he thinks the changes being made are great.

**Ms. Canter** invited all to visit the house and see the improvements made inside.

**Chairperson Newman** said he thinks the house looks very nice.

**Ms. Canter** said when it was bought, they wondered if it should just be torn down and they determined it could be salvaged. There are some log walls and the basement has a fireplace that is over six feet wide. The house is two stories with a limestone basement. The doors were replaced with those in keeping. Other renovations were discussed. They tried to keep the integrity of the house as much as possible. **Dr. Brill** and **Ms. Canter** invited the ARB to visit the home.

**Chairperson Newman moved to approve the application as written; second by Board Member Massey. With no other discussion, the motion was approved unanimously.**

**Dr. Brill** said he will also be working on a house on Fort Street. They do not plan to do any major repair work except to get rid of stuff. **ED&P Manager Murray** said it always helps to call and ask for guidance before doing any work. **Dr. Brill** said the house on Fort Street is a 1920 Craftsman style house.

**Chairperson Newman** suggested to **Dr. Brill** that he come to the ARB before making the renovations. **Ms. Canter** said it would be helpful if this was mentioned when getting the building permit.

**Board Member Massey** asked how people know when there is a review process or how to let people know there is free guidance. He thinks there is something missing in the process in that many people do not know they are in the historic district.

**ED&P Manager Murray** said there is no way to know when historic properties change owners and so all they can do is continue to educate the real estate people. Ways to let people know about the historic district were discussed and **Chairperson Newman** said title insurance doesn't even cover certain easements. **Board Member Massey** said we are still missing something in the process and this is a broad issue, not just something pertinent to Strasburg. **ED&P Manager Murray** said she thinks the meeting on July 24 is a good time to start the education process.

It was decided that the Election of Officers would be the first item of business at the next meeting.

**ED&P Manager Murray** gave some updates on current projects. One of the projects concerns the Strasburg Theatre and **Board Member Beachler** asked why the town doesn't buy it and make it into a theatre. **ED&P Manager Murray** explained that the grant might need a non-profit to own it and the town would help in this. **Board Member Massey** said he doesn't think there is room for apartments in the theatre building and **ED&P Manager Murray** said you could have private entrances for the apartments.

Being no further business, the meeting adjourned at 5:40 p.m.