

**MINUTES OF THE TOWN OF STRASBURG'S ARCHITECTURAL REVIEW BOARD MEETING HELD IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL ON THURSDAY, OCTOBER 26, 2023 AT 7 P.M.**

MEMBERS PRESENT: Chairperson Ernst and Board Members Ashby, Johnson, and Poling. Absent: Board Member Wheeler

STAFF PRESENT: Planning & Zoning Administrator Otis and Clerk of Council Keller.

**Call to Order:** Chairperson Ernst called the meeting to order.

**Roll Call:**

Clerk of Council Keller called roll.

**Action Items:**

**1.) Approval of Minutes, Thursday, April 27, 2023**

*Support Materials: April 27, 2023 ARB Meeting Minutes*

The minutes of the April 27, 2023 meeting were approved on a motion by Board Member Johnson and the second being offered by Board Member Ashby. With no discussion, the motion passed unanimously.

**2.) Certificate of Appropriateness, 211 High Street**

*Description: Certificate of Appropriateness for various improvements at 324 W. Queen Street.*

**P&Z Administrator Otis** said the building the applicant wishes to demolish is a free-standing log structure in the rear yard. The structure is not original to the site and is on a concrete slab. The age and history of the structure is unknown, but it is not felt it has any historical significance to the site. The roof has collapsed, and the structure has a lot of wood rot. The applicant has said he will be salvaging as much of the wood as possible and reusing it on this site or another historical site.

Staff recommends approval of the demolition.

**Board Member Johnson** asked if there were any town records of when this was moved to the site. **P&Z Administrator Otis** said at one time, all the zoning was taken care of by the County. The further back you go, the less information you have. Per a conversation with **Bob Baker**, the building was brought to the site by the owner prior to him, **Leo Bernstein**. **Board Member Johnson** said she finds it interesting it was moved to this site, but she does think it is dangerous to leave it there. A picture was shown of the roof, showing how it was falling in.

**Board Member Johnson** asked if **Mr. Adam Smith**, applicant, had a contact of who could use the wood and **Mr. Smith** responded that a person from the Mennonite Church wants the wood in exchange for taking the building down.

**Chairperson Ernst** asked if it was yellow pine and **Mr. Smith** was not sure. The floor system is pine in the house. Additional conversation took place on the type of flooring.

**Board Member Poling** asked if he was going to put anything else on the site and **Mr. Smith** would like to put a garage and a rec room/office on the slab. They would match it to the house and try to match it to other structures around town.

**Chairperson Ernst moved to approve the demolition of the log structure at 211 High Street; second by Board Member Johnson. With no other discussion, the motion passed unanimously.**

**Mr. Smith** asked if there is a file on the house and **P&Z Administrator Otis** will look for any records the town might have. **Mr. Smith** said he is willing to share any information he has found, and he does have a book on the house.

**Mr. Smith** thinks it would be good to offer new homeowners in the historic district a portfolio with some of the history of the house they are buying or buildings in the historic district. He thanked the Board for the approval and said the invitation is open to visit at any time.

**Non-agenda item:**

**P&Z Administrator Otis** said he is rewriting the UDO. One of the concerns he has heard from some Council Members is they would like to give the historic district some “teeth”. He is looking at certain things in the guidelines that could be made into “have to” conditions.

**Board Member Johnson** asked if anything has been decided on the marking of the historic district. **P&Z Administrator Otis** explained that the **Director of Public Works, Jay McKinley**, left in early May and the conversation has stalled since then; he will revive this. **Board Member Ashby** liked the idea of painting the curb, but he knows that would need maintenance.

**Chairperson Ernst** said he had talked to realtors about the historic district and **Abby Walters** (Presley Realtors) said they consistently tell buyers that homes are in the historic district. **P&Z Administrator Otis** said Presley and Sager Realty have both reached out to him.

**Being no further business, the meeting adjourned at 7:21 p.m.**