

Town of Strasburg

Architectural Review Board (ARB)

174 E. King Street
Strasburg, VA 22657

Thursday, April 25, 2024
7 p.m.

ARB Members:

Michael Ashby
Craig Ernst, Chairperson
Laura Johnson
Bobbi Poling
Linda Wheeler, Vice Chairperson

Staff Contact:
Brian Otis, Planning & Zoning Administrator

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comment@strasburgva.com
by 4:00 p.m., Thursday, April 25, 2024



Agenda

Call to Order

Roll Call

Action Items:

1.) Election of Officers

2.) Approval of Minutes, Thursday, October 26, 2023

Support Materials: Thursday, October 26, 2023, ARB Meeting Minutes

3.) Certificate of Appropriateness, 211 High Street

Description: Certificate of Appropriateness for construction of a detached accessory structure including a detached garage with an attached garden shed on the rear of the structure at 211 High Street.

Staff Contact: Brian Otis, Planning & Zoning Administrator

Support Materials: Staff report

Discussion Items:

1.) Proposed Ordinance Language for the Historic Districts

Adjournment

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.



ARB Staff Report

Planning & Zoning Administration
174 E. King Street, P.O. Box 351
Strasburg, VA 22657
(540) 465-9197 ext. 127

Memorandum

To: Strasburg Architectural Review Board
From: Brian Otis, Planning and Zoning Administrator
Date: Thursday, April 25, 2024
Re: **ARB2024-0002**
211 High Street, Certificate of Appropriateness (Accessory Structure)

Identification and Location Information

Applicant	Adam Smith
Property Owner	Adam Smith
Location	211 High Queen Street, Tax Parcel # 025A3 A 221
Acreage	0.405 of an acre
Zoning	Low Density Residential (MDR)
Overlays	Historic District
Adjacent Zoning	Low Density Residential (MDR)
Adjacent Uses	Single Family Dwellings/Church

Request

Approval of a Certificate of Appropriateness for construction of an accessory structure including a detached garage with an attached garden shed on the rear of the structure.

With the property being located within the Historic District Overlay District, ARB review and a Certificate of Appropriateness is required.

Description of proposed structure in relation to the request

General

- The subject structure is the free-standing structure in the rear yard.
- The proposed accessory structure is to be located on an existing slab where a detached log structure was previously demolished. The log structure did not have any historical significance.

Timeline of when construction will commence and be completed:

- Upon approval, the construction will begin immediately and be completed before June 2024.

Extent of the construction:

- The accessory structure to be constructed shall be a one car garage with a utility room on an existing 24'X24' slab with a garden shed to be built on an existing 5'x10' slab on the rear of the garage. The roofing material will be green standing seam metal to match the house. The wooden clapboard siding will be painted white to match the main house. The garage door will be 9' wide by 7' carriage house style on the northeast side of the building with two six over six (12 lite) windows on the southeast side of the building.

2011 Historic District Guidelines Considerations

The *Strasburg Historic District Design Guidelines* is an advisory document containing recommendations on a variety of historic preservation related issues, offering illustrated definitions, best practices, and descriptions of the various architectural styles found in Strasburg. The chapters that primarily apply to this case include the following. Also please note that the text includes excerpts only and additional information is found with each chapter and section below:

Chapter 3, Architectural Styles

- Section B, Residential, #4, Early- to Mid-Nineteenth-Century Vernacular (page 3.5)

“Simplified examples of the Federal style, these two-story, three-bay dwellings typically had gable roofs and were often clad in wooden clapboard siding. Interior-end chimneys and covered entrances, some supported on brackets, are features of this vernacular adaptation. In the Old Strasburg Historic District, both center and side passage frame examples are present. In addition to frame examples, there is also a two-story stone vernacular dwelling at 190 North Massanutten Street.”

Chapter 11, Site Design:

1. Guidelines for Garages and Other Outbuildings
 - a) Retain and repair historic outbuildings following the Guidelines for Rehabilitation found in Chapter 9.
 - b) Ensure that the design of any new outbuilding is subordinate to the main historic structure in scale, mass and sitting.
 - c) Design new outbuildings to be compatible with the style and character of the primary building on the site, especially in scale, materials, and roof slope. It is appropriate for masonry buildings to have frame outbuildings.
 - d) Place new garages to the rear of lots that are large enough to accommodate them following the applicable zoning requirements. The most desired design is for a detached garage, that if designated according to historic precedents, may have appropriate doors facing the street.
 - e) If a garage is included in a new structure, its doors should not face the right-of-way and should be screened from view.
 - f) Paint garages and other outbuildings to coordinate with the primary structure on the site.
 - g) Look for structural remnants of previous outbuildings to inform new outbuildings placement.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness based on the following.

- The previously demolished structure that the proposed accessory structure is replacing was not original to the lot/dwelling.
- The previously demolished structure did not appear to have historical significance to the lot or town.
- The proposed accessory structure will have roofing, siding, and windows in line with the Historic District standards.

Recommendation options

1. "I move to approve the certificate of appropriateness for the accessory structure located at 211 High Street."
2. "I move to approve the certificate of appropriateness for the accessory structure located at 211 High Street, with the following conditions..."
3. "I move to deny the certificate of appropriateness, due to the recommendations within the Historic District Guidelines have not been met."

Attachments

- A. Applicable UDO sections
- B. Images:
 1. Plat of Property
 2. Aerial image of property
 3. Images of the subject structure
 4. Images of the subject structure proposed roof and window materials

Staff Contact

Brian Otis, Planning and Zoning Administrator
Phone: 540-465-9197 x 127
Email: botis@strasburgva.com

Applicable UDO Sections in ARB's Deliberations

In conjunction with the Historic District Design Guidelines, the UDO provides additional authority in Section 2.32.

2.32.3 Criteria

- C. New construction (additions to existing resources and infill construction on vacant properties). In reviewing applications for new construction, the Board shall take into account the extent to which the building or structure would be appropriate or incongruous to the historic district as well as its immediate surroundings. The ATB Shall consider major design elements, including Site Planning; massing, proportion and scale; roof, window, and doorways; and all exterior architectural elements, including height, materials, trim and other details. The Board may adopt additional guidelines for new construction as it deems appropriate.
1. The following aspects of new construction shall be visually compatible with the building and environment with which the new construction is visually related, including the height, the gross volume, the proportion between width and height of the façade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the façade, the materials used in the façade, the texture inherent in the façade, the colors, pattern, and trim used in the façade, and the design of the roof.
 2. Existing rhythm created by existing building masses and spaces between them should be preserved.
 3. The Site Plan should be sensitive to the individual building and its occupant, and needs, and should be visually compatible with the buildings with which it is visually related.
 4. A new street façade should blend directionally with other buildings with which it is visually related—which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new façade.
 5. New construction shall be compatible with the original construction of the historic resources, and should be distinguishable from the original construction and should enhance the architectural characteristic of the historic district.
 6. No single architectural style shall be imposed.
 7. The quality and excellence in design should be major determinants.

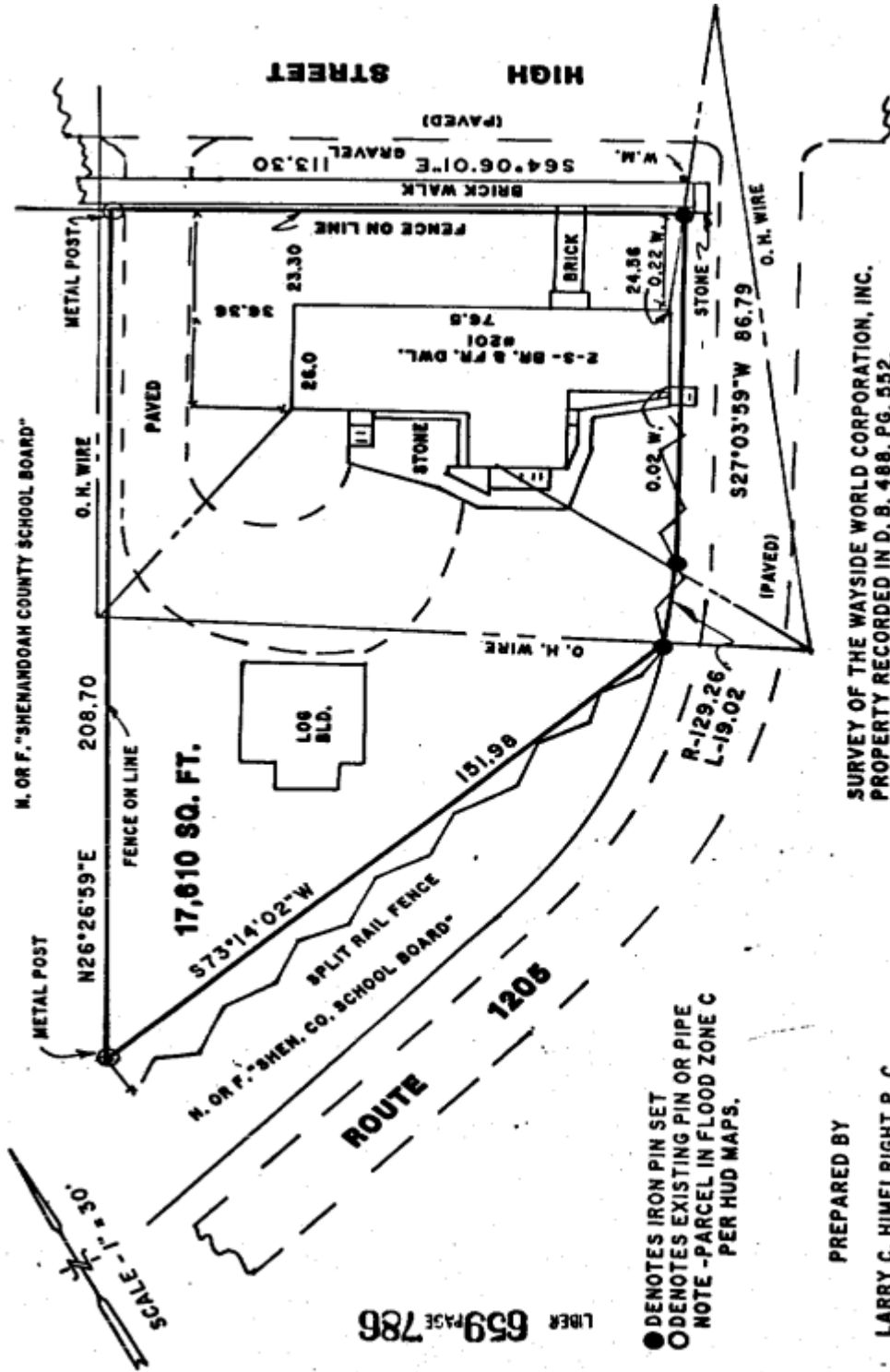
2.32.4 Decision

The ARB shall take action on an application no later than seven (7) days after the conclusion of the regular meeting on the application. The Board may vote to extend the time if it is decided that additional information or a professional consultant's services is required.

- A. The ARB shall serve as a review body with the power to make recommendations on applications for certificates of appropriateness, and if granted, what conditions, if any, should be provided in such certificate.
- B. In making determinations, evaluations, and decisions under this Section, the ARB shall seek to accomplish the purposes of this Section; in particular, to preserve and protect the architectural and historic integrity and character of any landmark site, landmark, or historic district.
- C. All decisions of the ARB shall be in writing and shall state the findings of the ARB and the reasons thereof.
- D. The ARB shall not disapprove of any plans without giving its recommendations for changes to be made before such plans may be reconsidered. These recommendations may be in general terms, and compliance therewith shall not by itself qualify such plans for approval-only for reconsideration by the ARB.
- E. Upon approval of a Certificate of Appropriateness, the Applicant will receive a Zoning Permit from the Zoning Administrator.

2.32.5 Appeal

- A. From ARB to Town Council. The owner or Applicant may appeal a final decision of the Board to the Town Council by filing a written notice in the form of a letter to the Town Council within 30 days of the date of the Board decision. The Town Council may affirm, reverse, or modify, in whole or in part, the decision of the Board. In so doing, the Council shall give due consideration to the recommendations of the ARB along with other evidence as it deems necessary for the proper review of the application. Upon appeal, the final decision of the ARB shall be stayed pending the decision of the Town Council; provided, however, that the Applicant is prohibited from taking any action for which approval is sought during the pendency of such appeal. The Town Council shall conduct a full and impartial public hearing on the matter in compliance with Code of Virginia, § 15.2-2204, before rendering any decision.
- B. From Town Council to Circuit Court. In accordance with Code of Virginia, § 15.2-2306(A) (3), decisions made by the Town Council on any application submitted in accordance with this UDO may be appealed to the Circuit Court. Such an appeal shall be filed by the affected Applicant within 30 days after the final decision is rendered by the Town Council.



M. OR F. "SHENANDOAH COUNTY SCHOOL BOARD"

METAL POST

O. H. WIRE

208.70

FENCE ON LINE

17,610 SQ. FT.

LOG BLD.

N. OR F. "SHEM. CO. SCHOOL BOARD"

ROUTE 1205

LIBER 659 PAGE 786

● DENOTES IRON PIN SET
○ DENOTES EXISTING PIN OR PIPE
NOTE - PARCEL IN FLOOD ZONE C
PER HUD MAPS.

PREPARED BY

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SURVEY OF THE WAYSIDE WORLD CORPORATION, INC.
PROPERTY RECORDED IN D. B. 488, PG. 552.

DAVIS MAGISTERIAL DISTRICT

SHENANDOAH COUNTY

TOWN OF STRASBURG, VIRGINIA

AUGUST 17, 1992



ARB Staff Report

