

Salisbury Historic District Commission
July 25, 2018

The Salisbury Historic District Commission met in regular session on Wednesday, July 25, 2018. The meeting took place in Room 301 of the Government Office Building at 7:00 p.m. with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Brenden Frederick, Vice Chairman – Present
Brad Phillips – Not Present
Matthew Auchey – Present
Barry Dressel – Not Present
Alex Paciga - Present

CITY OFFICIALS PRESENT

Trish Warrington, HCDD – Present
Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development - Present

1. **CALL TO ORDER** – Scott Saxman, Chairman, called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission and each city official introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – June 27, 2018 - Approved as submitted upon a motion by Commissioner Auchey and seconded by Commissioner Paciga.

4. **CONSENT DOCKET**

- A. **#18-16 – *212 W. Main Street – Salisbury University rep. by Max Verbits**
Sign installation/replacement

Approved as submitted upon a motion by Commissioner Frederick and seconded by Commissioner Paciga. There being no public comments, the motion carried.

5. **OLD BUSINESS – None**

6. **NEW BUSINESS**

- A. **#18-17 – 124 E. Main Street – Long Badger Investments LLC rep. by F. A. Taylor & Son**
Roof Replacement

Mr. Frank Kelly, contractor, and Mr. Jeff Badger, property owner, comes forward to present this case.

Mrs. Warrington presents and enters the Staff Report into the record.

Commissioner Saxman calls for discussion from the Commission as to whether the structure is a contributing or non-contributing structure. After a discussion among the Commission, Commissioner Auchey makes a motion that this is a non-contributing structure; the motion was seconded by Commissioner Frederick. There being no public comments, the motion carries unanimously.

Mr. Kelly opens stating that the existing slate shingles are breaking and weathered beyond repair, which is causing water to leak into the building. They are proposing to replace the existing slate shingles with a synthetic slate shingle which will be the same width and color as existing.

Following a brief discussion among the Commission and the applicants, Commissioner Frederick made a motion to approve the application as submitted. Commissioner Paciga seconds the motion. There being no public comments, the motion carries unanimously.

B. #18-18 – 231 Newton Street – Edwin Dougherty - Window Replacement

Mr. Dougherty, property owner, comes forward to present his case.

Mrs. Warrington presents and enters the Staff Report into the record.

Commissioner Saxman calls for discussion from the Commission as to whether the structure is a contributing or non-contributing structure. After a discussion among the Commission, Commissioner Auchey makes a motion that this is a non-contributing structure; the motion was seconded by Commissioner Frederick. Chairman Saxman calls for public comments; Randy Taylor comes forward to express his concerns. Following Mr. Taylor's comments the Commission reviews the house according to SHDC Contributing vs. Non-Contributing Checklist. The checklist was marked Exhibit #1. Following this review, the motion carried unanimously.

Mr. Dougherty presented his case before the Commission stating that he is proposing to replace all existing wood windows with a vinyl replacement window. There are currently some vinyl windows which had been replaced by a previous owner. Mr. Dougherty stated that he is willing to put back the window on the second floor, front elevation, that was removed and covered with vinyl siding.

Discussion continues among the Commission and Mr. Dougherty. Following this discussion, Mr. Dougherty amends his application to replace all windows, including the existing vinyl windows, and to re-install the window on the second floor that that had been removed and covered with vinyl siding.

Chairman Saxman calls for public comments; Mr. Randy Taylor comes forward to express his concerns.

Following public comments, Commissioner Frederick makes a motion to approve the application with modifications. Commissioner Paciga seconds the motion. There being no public comments, the motion carries unanimously.

Approved as Submitted with modifications:

- *All windows will be replaced, including the vinyl window already existing*
- *Window openings must match the existing window openings*
- *Window must be re-installed on the 2nd floor front elevation that had been covered with siding*

**C. #18-19 – 700 Camden Avenue - JM Preservation Properties LLC rep. by Randy Taylor
Exterior Alterations**

Mr. Randy Taylor, comes forward to present this case.

Mrs. Warrington presents and enters the Staff Report into the record.

Commissioner Saxman calls for discussion from the Commission as to whether the structure is a contributing or non-contributing structure. After a discussion among the Commission, Commissioner Auchey makes a motion that this is a contributing structure; the motion was seconded by Commissioner Frederick. There being no public comments, the motion carries unanimously.

Mr. Taylor presents his case before the Commission. Mr. Taylor and the Commission discuss the proposed modifications including, but not limited to; vinyl windows to be replaced with wood, shutters to be replaced, attic window will remain, doors to be replaced, stoop installed over the front door, water table will be repaired/replaced in kind, existing wood siding will be repaired or replaced in kind.

Following this discussion, Commissioner Frederick makes a motion to approve the application with modifications. Commissioner Auchey seconds the motion. There being no public comments, the motion carries unanimously.


Modification's:

- *Should the applicant desire, the existing wood siding may be replaced with a cement fiberboard, such as Hardie Plank, with a smooth finish*
- *The doors may be replaced with a wood door similar in style to the time period of the house or a 4 panel wood door*

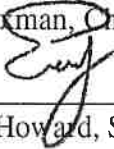
7. ADMINISTRATIVE BUSINESS - Election of Officers

Scott Saxman was elected Chairman and Matt Auchey was elected Vice Chairman.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.



Scott Saxman, Chairman



Everett Howard, Secretary

9/4/2018

Date

9/24/18

Date