

Salisbury Historic District Commission
August 22, 2018

The Salisbury Historic District Commission met in regular session on Wednesday, August 22, 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
Matthew Auchey, Vice Chairman – Present
Brad Phillips – Not Present
Brenden Frederick – Present
Alex Paciga - Present

CITY OFFICIALS PRESENT

Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development – Present
Brittney Brown, 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** – July 25, 2018 - Approved as submitted upon a motion by Commissioner Frederick and seconded by Commissioner Paciga.
4. **CONSENT DOCKET- None**
5. **OLD BUSINESS – None**
6. **NEW BUSINESS**
 - A. **#18-20 – *511 Camden Ave – TD Props Holdings II rep by Todd Tuollous Siding & Windows Replacement**

Ms. Donna Haddock, property owner, comes forward to present this case.

The property was already deemed contributing from a previous meeting. Commissioner Saxman asked Ms. Haddock if she was aware of the previous owner's history of the property and she was not informed. Discussion from Commissioner Saxman, the Commission and Pete Golba, concluded that the case will be treated as a new application with the new owner.

Ms. Haddock opens the discussion stating that there are two different types of siding currently on the home. There is an addition that Ms. Haddock would like to demolish (exhibit A). They are proposing to replace the existing siding with vinyl and windows with wood along with the addition on the side of the home.

Following a brief discussion among the Commission and the applicant, Commissioner Frederick made a motion to demolish the structure that has been determined not to be contributing or original, replacement of vinyl windows with wood, and siding be replaced with similar asbestos as existing with the option of using cementitious siding. The Commission did not allow vinyl siding or windows. Commissioner Paciga seconds the motion. There was a public comment from Randy Taylor of 403 Camden Ave. Mr. Taylor expressing his concerns about the previous owner's interior renovations and a violation of closing the porch. The application was approved as amended with selections made on the choice since options were given.

**B. #18-21 – 201 E William Street- James R. Henson
Deck Addition**

Mr. James Henson, comes forward to present this case.

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 Paciga. There being no public comments, the motion carries unanimously.

Mr. Henson is proposing to construct a wood floating deck on the rear of the home expanding off the porch.

Following a brief discussion among the Commission and the applicant, Commissioner Frederick made a motion to approve an addition of a small deck to the rear of the house as the deck can be removed at a later date if necessary, it is not visible from the public way and it provides betterment for the use of the house. Commissioner Paciga seconds the motion. The application was approved as submitted. There being no public comments, the motion carries unanimously.

**C. #18-22 – 200 E Market Street- Keith Fisher
New Construction**

Mr. Joseph Kott, agent, comes forward to present this case.

There is no existing structure to be determined noncontributing or contributing. Commissioner Saxman opens discussions with Mr. Knot's proposal. Mr. Kott is proposing a beer garden including an enclosed bar to be accessible to the community.

Following a brief discussion among the Commission and the applicant, Commissioner Frederick made a motion for the agent the option to come back upon the commission with modifications of a detailed site plan with fencing, signage, exterior lighting, garbage disposal and delivery plan. Commissioner Paciga seconds the motion. There was a public comment from Robert Eaton and Paula Young both with businesses near the proposed property. Mr. Eaton expressed his concerns about the nearby buildings being effected by the proposed property.

**D. #18-23 – 235 W Main Street- BKR Holdings LLC rep by Bret Davis
Install Vinyl Windows**

Mr. Bret Davis and Curt Davis, comes forward to present this case.

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 Paciga. There being no public comments, the motion carries unanimously.

Mr. Davis is proposing to replace the existing wood windows with vinyl windows.

Following a brief discussion among the Commission and the applicant, Commissioner Auchey made a motion to approve the application as amended, the applicant has agreed to use fiberglass or aluminum window and change the configuration as long as it stays within the existing opening closer matching the existing pattern. Commissioner Paciga seconds the motion. There being no public comments, the motion carries unanimously.

D. #18-24 – 132 E Main Street- First Move Properties, LLC rep by Nicholas Simpson

Mr. Nicholas Simpson and Mike Sullivan, agents, comes forward to present this case.

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 Paciga. There being no public comments, the motion carries unanimously.

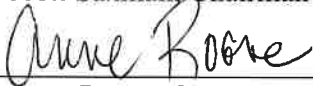
Mr. Simpson is looking for approval for the massing of 120 feet for a six story addition project along with EIFS facade matching the existing building.

Following a brief discussion among the Commission and the applicant, Commissioner Auchey made a motion to approve the massing shown on exhibit A and the choice to use EIFS. Commissioner Saxman referenced page 99 of the Guidelines. Commissioner Paciga seconds the motion. The application was approved as submitted. There being no public comments, the motion carries unanimously.

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



Anne Roane, Secretary

10/25/2018

Date

11.2.18

Date