

Salisbury Historic District Commission
October 26, 2018

The Salisbury Historic District Commission met in regular session on Wednesday, October 26, 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 – Present
Brenden Frederick – Present
Alex Paciga – Not Present

CITY OFFICIALS PRESENT

Anne Roane, Infrastructure & Development – Present
Brittney Brown, Infrastructure & Development- Present
Pete Golba, City Attorney – 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 – September 26, 2018** - Approved as submitted upon a motion by Commissioner Auchey and seconded by Commissioner Frederick.
4. **CONSENT DOCKET– #18-28- 102 Court Street- Becker Morgan Group rep by Jeremy Walbert Window/Door replacement-** Approved as submitted upon a motion by Commissioner Auchey and seconded by Commissioner Phillips.
5. **OLD BUSINESS –**

**#14-43- *106 Colonial Court- William Fowler
Exterior alterations**

Mr. William Fowler property owner, comes forward with Attorney Laura Hay. Mr. Fowler was approved by the Historic District Commission in September 2014 for exterior alterations. There was an unforeseen delay in completing the repairs and Mr. Fowler has come to the Commission for an extension. No changes will be made to the original approval from September 2014 (August 2014 meeting). Commissioner Frederick makes a motion that the applicant's request for an extension be identical to what was approved in 2014. The bylaws allow for the 180-day extension to be granted at this time. The applicant is aware that any modifications made outside of the application will require a new submission. Commissioner Auchey seconds the motion. The application was approved as submitted. There being no public comments, the motion carries unanimously.

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

Mr. Keith Fisher, Architect, comes forward to present this case. This project came before the Commission in August 2018 and was agreed upon to be continued following more detailed plans. The applicant agreed to have a trash/dumpster enclosure surrounding the pad shown on the site plan (Exhibit A), requested by the Commission in which there were previous concerns. The final design on signage has not been determined but they will come back at a later time for approval. Commissioners Auchey and Frederick shared their opinion about the “barn” style doors, fitting in the Historic District Downtown area. The applicant agreed to remove the extra horizontal trim and simplify the “barn” style doors. Commissioner Frederick makes a motion that the applicant has revised their previous application addressing the major comments from the last meeting. The fencing was submitted via site plan (Exhibit A) in which is in keeping of City guidelines of Downtown improvements. The lighting fixtures

should meet all City guidelines. The public comment and Commission has requested that a privacy fence be placed around the dumpster pad in which the applicant has agreed. The applicant stated that signage has not been determined at this time and any signage applied to the structure will be submitted under a new application. Per the previous meeting the roof was revised shown on the site plan. The applicant agreed to minimize the trim to corner boards also minimizing the details around the windows and doors as recommended by the Commission. The applicant confirmed there will be no exposed natural wood, all structure wood will be painted or covered with trim to ensure a finished look. The applicant agreed to all the amendments. Commissioner Phillips seconds the motion. Commissioner Saxman opens the floor for public comment. Mr. Robert Eaton, Mr. Robert Dickey, Ms. Paula Young, and Mr. Keith Iott came forward with public comment. Following a brief discussion, the application was passed as amended.

6. NEW BUSINESS

A. #18-29 – *501 Poplar Hill Ave – William Thompson Vinyl windows replacement

Mr. William Thompson, property owner, and contractor Ken Shockley of Unique Styles Custom Homebuilder comes forward to present this case. Mr. Thompson would like to update all 24 windows in the home with new vinyl windows. The property was deemed contributing in October 26, 2011. The Commission did not allow the vinyl windows as stated in the Historic District Design Guidelines. However, the applicant has an option to use aluminum, wood or fiberglass windows. The applicant agreed to a continuation, providing specification details of either option given by the Commission.

The Commission allowed Mr. Zach Ironside to come forward with public comment even though the case was continued.

B. #18-30- 300 E. Market Street- Lot 16 – Davis Simpson Holdings New Construction

Bret Davis and Curt Davis comes forward to present the case.

The project is a proposed apartment building with first floor parking (Exhibit A). The applicant is seeking approval for the massing of the building. Commissioner Phillips makes a motion that the massing around the general building (Exhibit A) be approved as submitted. Commissioner Auchey seconds the motion. The application was approved as submitted. There being no public comments, the motion carries unanimously.


C. #18-31- *213 W Main Street- SBY Development Group LLC Exterior alterations (Roadie Joes)

D. #18-32- *213 W Main Street- SBY Development Group LLC Exterior alterations

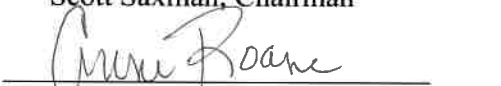
Bret Davis and Curt Davis comes forward to present the case.

The Commission agreed to hear both cases together as it is the same owner and project. The applicant is requesting approval to modify Roadie Joe's entrance to replace current glass bump cut into a flat glass storefront similar to Downtown business Deadstock SBY. Commissioner Phillips makes a motion to replace the windows with doors and a glass front. 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

11/12/2018

Date

11.20.19

Date