

*Salisbury Historic District Commission*  
*April 22, 2020*

The Salisbury Historic District Commission met in regular session on Wednesday, April 22, 2020. The meeting took place on a zoom video conference with attendance as follows:

**COMMISSION MEMBERS PRESENT**

Scott Saxman, Chairman – Present  
Matt Auchey, Vice Chairman - Present  
Brad Phillips – Present  
Brenden Frederick – Present  
Jane Messenger – Present  
Jillian Burns- Present

**CITY OFFICIALS PRESENT**

Pete Golba, City Attorney – Present  
Anne Roane, Infrastructure & Development - Present  
Amanda Pollack, Infrastructure & Development- Present  
Jessica Budd, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission 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** – Tabled to next meeting for February 19, 2020 & April 8, 2020 minutes.
4. **CONSENT DOCKET** – NONE
5. **OLD BUSINESS** – NONE
6. **NEW BUSINESS** –

**Case # 20-10 – 110 W. Main Street- Opportunity Street LLC**

**3<sup>rd</sup> Story Addition to Existing Building** – Mr. Chris Gilkerson presented on behalf of Owner. Property was deemed contributing. Mr. Matt Auchey makes a motion to approve the property as contributing. Mr. Brenden Frederick seconds the motion. Commission voted unanimously to approve the property as contributing. Mr. Gilkerson stated they are proposing on the south elevation they are looking at extending the third floor foot print by approximately 1600 Square ft. They are looking at holding the wall back on the south end elevation from the existing exterior wall to minimize the impact. He would leave the existing primary facade intact. The materials they would use for the walls of the new edition would be proposed effis and for windows they would match the existing wood windows. Mr. Scott Saxman said when he walked the property on the south side you wouldn't see the new edition but, on the Main St. side a patron would only see it slightly. Mr. Gilkerson states he would like to keep windows on Camden St. side to be as operable as possible and keep the same look as existing windows. They will be relocating some HVAC systems on the roof to accommodate the new addition. They will try as much as possible to keep them from being visible. Mrs. Messenger asked if it would still impact the roof line on the South side. Mr. Gilkerson states she is correct on impacting the roof line on the 3<sup>rd</sup> story addition. Mrs. Messenger states she has concerns about this and the new addition being visible to patrons passing through. Mr. Gilkerson said they took major consideration in historic guidelines and made the plans match as much as possible to neighboring buildings. Mrs. Jillian Burns asked if they were going to be using any portion of new addition and adding a terrace on Main St. side of building. Mr. Gilkerson states No they will not be. Mr. Brad Phillips makes a motion to approve the project as submitted. Mr. Brendan Frederick seconds the motion. The Commission votes 5-1 to approve the project as submitted. Jane Messenger voted No.

**Case # 20-11- 126 E. Main St- HB Colonial Building LLC**

**Roof Replacement-** Mr. Scott Saxman opens the discussion to deem the property contributing or not contributing. Mr. Matt Auchey went through the checklist and deems the building contributing. Mr. Matt Auchey makes a motion to approve the property as contributing. Mr. Brendan Frederick seconds the motion. Mr. Ken Hooper whom is the owner of building states that he doesn't believe that the slate is original to the building and doesn't believe it is historic to the building. Commission Votes unanimously to approve the property as contributing. Mr. Ken Hooper presented the case to the Historic District commission. Mr. Hooper would like to put an architectural shingle instead of slate on the roof and it will still make it look historical. He is looking at a dark green shingle and would like to go back to the original color. Mr. Hooper states that slate doesn't hold up in our weather climate and doesn't last very long. Mr. Saxman states they don't usually approve removal of a slate roof on historic buildings with a different kind of material. Mr. Hooper is concerned about the cost of slate compared to architectural shingle. Mr. Brad Phillips states that the owner can surely replace the visible front half with synthetic slate and replace back half with asphalt shingles since it won't be visible to cut down on cost expenditures. Mr. Scott Saxman recommended applying for a tax credit to cut down on the cost. Mr. Brenden Frederick recommends the City of Salisbury to share the synthetic slate product they used on the Newton St. Community Center with Mr. Hooper. Mr. Matt Auchey makes a motion to do the asphalt shingles on the front side as submitted be denied but, are willing to allow synthetic slate on front half of building and doing the rear side in-kind in asphalt shingles. Scott Saxman allows the applicant to continue this case and allow the applicant to complete research. The commission recommended a continuance on this case for the next meeting on May 27, 2020.

***Motion to adjourn was made by Mr. Matt Auchey. Mr. Brendan Frederick seconds the motion. Commission voted unanimously to adjourn the meeting.***

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.

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Scott Saxman, Chairman

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Date

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Anne Roane, Secretary

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Date