

Salisbury Historic District Commission
July 22, 2020

The Salisbury Historic District Commission met in regular session on Wednesday, July 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

1. **CALL TO ORDER** – 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** – Approved meeting minutes for May 27,2020. Mr. Matt Auchey makes motion to approve minutes as submitted. Mr. Brad Phillips seconds the motion.
4. **CONSENT DOCKET** – Mr. Phillips makes a motion to move case #20-15- 808 Camden Avenue to the consent docket. Mr. Saxman denies the motion stating it's his belief that anyone on the commission that brings a case that it should be heard just in the interest of transparency. Mr. Auchey makes a motion to move case #20-13 150 W Market Street to the consent docket. Mrs. Messenger seconds the motion and the commission votes unanimously to move the case.

#20-13 – 150 W. Market Street*- Riverview Commons, LLC-*Signage on south facing of building.*

5. **OLD BUSINESS** – None

6. **NEW BUSINESS** –

#20-12 – 206 E. Market Street-Brett Davis, Davis Strategic Management, LLC-Beer Garden to consist of a series of shipping containers.

Brendan Frederick recuses himself from this case due to working with the applicant through Becker Morgan. Brett Davis presents this case and states it's on the same land but not the same location as what was previously submitted. They are looking to slightly expand the apartment building and move the Beer Garden onto the Route 13 side of the building. The reason being is they are trying to make it covid friendly and offer outside dining. The structures won't be permanent and they will pour a concrete slab and put some shipping containers where they will serve food out of. This will be a seasonal operation and will be based on weather as to when they can operate. They aren't aiming for historical feel on the Beer garden since it's an outdoor structure and not an actual building. Mr. Saxman asks how a shipping structure is a historic structure? Mr. Davis states that he meant that the material/ product has been around for a long time. Mr. Saxman asked Mr. Davis to describe how this will not damage the Historic District?

Mr. Davis states how there is not a building next to it and would just be in a parking lot area and wouldn't take away from the buildings around it since its so far away from downtown. The apartment building will have some features of historic on the outside. They are intending the garden to be an art installation on the water that people can drink and enjoy the scenery. It will consist of 7 shipping containers but it won't be massive or take away from the historic district. Mr. Saxman states he saw a Beer Garden in Springfield,

MA that was set up more as a park then when the Beer garden was open they would bring in a trailer to operate, then leave when done. The architect for the project then explains they are aiming for the same things in a sense. They would like to string lights overhead and fencing surrounding a garden type of area. There would only be a couple shipping containers with some being stacked on top of each other. There would still be the same feel as the Springfield location just will be structures that stay there and would be able to serve food when open. Mr. Davis doesn't want this to feel like this is just a project that they have thrown together but they want this to present the feel that it will always be there for the guests of apartment complex and the community. They stated they are working with the neighbors like Avery Hall to make all neighbors happy. The building along the riverside will have electric in order to keep food or drinks cold. One shipping container would have restrooms and these would not be air conditioned spaces. The second story containers would have stair access for patrons to view the property from different aerials. The shipping containers will be locked up when not in use. Mrs. Messenger states the only way she feels comfortable to approve this project is if the shipping containers are temporary structures. She doesn't feel this contributes positively to the historic district at all. Kirk Davis and Mr. Davis assured her that is the intent and the original plan was to construct an actual restaurant but due to covid they are not able to base on financing.

Mr. Saxman states based on guidelines for Commercial Properties, do you think your proposed project maintains the compositional layout of surrounding buildings? Mr. Kirk Davis states he would like to initially match the apartment building with the exterior of the Beer Garden and they are open to all possibilities and considerations. Mr. Davis states they want to make this property an upscale feel for families to come visit and enjoy even due to covid. They want to make it an amphitheater environment that people can enjoy. Mr. Davis guarantees that the apartment building will in fact be built together with the Garden or the project won't happen at all. Mrs. Burns states she applauds them for making it a garden feel but would maybe like less shipping containers. She also asks are you aloud to have open containers in downtown in a garden atmosphere? Mr. Davis confirms you can as long as its fenced in area. Mrs. Burns recommends more of family oriented and less structure. Mr. Davis reassures her that these apartments are not solely being made for young people and is not being portrayed as a college party spot. The intent is for people to enjoy the garden area even after hours. The shipping containers will be closed off and locked but, people could still enjoy the outdoor area when not in business. They would like to install art, benches and interactive things for the community. Mr. Auchey recommends that the Market street side fasade needs to match the existing neighboring buildings to conform to the guidelines to be accepted. Mr. Auchey states he is not opposed to the shipping containers but wants them to match the neighboring buildings. Mrs. Messenger agrees with Mr. Auchey. Mr. Saxman recommends presenting both the apartments and beer garden together rather than separate. Mr. Saxamn proposes we continue this case and present it again in the future pending changes to the design.

#20-14 – 118 N. Division Street*- Devreco, LLC-Window and siding replacement on rear of building.

The owner was not present to represent the case. The application states they will be replacing the windows in kind and is not relevant since its in-kind. As far as the siding there asking to replace asbestos with vinyl which is not great and is visible from route 50.

Mr. Auchey states the guidelines don't accept vinyl siding in downtown historic district. Mr. Auchey makes a motion to reject the vinyl but allow the owner to utilize a similar in-kind material or to replace entire siding with a cementitious product to replicate a lapse siding. The owner will need to act within 45 days of submitting the application if they agree or not or would like to issue a continuance. Mr. Auchey makes a motion based on these parameters. Mrs. Burns seconds the motion. The commission votes unanimously to approve as the motion was provided and stipulated.

#20-15 – 808 Camden Avenue*-Scott Saxman and Emily Bergquist- Wrought iron fence and gate in front yard.

Mr. Saxman recuses himself since it's his property. Mr. Frederick also recuses himself. This property was deemed contributing in the past. Mr. Saxman states they would like to install a fence with the same fencing panels as three other properties. They will install planting beds along the sidewalk and it will be set off from the sidewalk. The fence will be complimentary to neighboring properties. The location is also

similar to other properties on the road. The rode iron is decorative and simple and meets guidelines. Mr. Phillips makes a motion to approve the application as submitted. Mrs. messenger seconds the motion. The Commission votes unanimously.

#20-16 – 511 Camden Avenue*- Maximo Lopez-Siding and side building addition.

Mr. Lopez presents the case and intends to put siding up so he can live there. The house has been considered a contributing structure in the past. Mr. Saxman states based on all the stuff that has been done by previous owners is this house still contributing? Mr. Phillips denies that they take it off the contributing list just because of the neglect of previous owners. Mrs. Messenger and Mr. Auchey agree. Since this is asbestos shingles the commission recommends patching or replacing with Hardiplank siding or like material and paint the house all one color. Mr. Lopez is agreeable to the method discussed and would like to patch the asbestos siding. He would also like to add an addition on the right side rear of the house. Mr. Lopez states he is not wanting to do the addition and just patch the existing siding with in-kind material. Mr. Saxman states that if he ends up doing the addition he will have to come back to get approved but, if he only wants to do the patching then he would just need to withdrawal application. Mr. Lopez agrees to withdrawal application. Mrs.Messenger states that the windows were not approved by commission. Mr. Golba states that they have to research to see what the City has done to file a violation on previous owners. Mr. Saxman states in this case the applicant has withdrawn the application.

7. Adjourn the meeting- Mr. Philips makes a motion to adjourn the meeting. Mr. Frederick seconds the motion.

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, Department of Infrastructure and Development.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date