

Salisbury Historic District Commission
February 24, 2021

The Salisbury Historic District Commission met in regular session on Wednesday, February 24, 2021. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman – Not 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
Jessica Budd, Infrastructure & Development- Present
Amanda Pollock, 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** – Approved meeting minutes for January 27, 2021. Mr. Brad Phillips makes motion to approve minutes as submitted. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously to approve the minutes as submitted.
4. **CONSENT DOCKET** – None
5. **NEW BUSINESS** –
 - ***#21-05 – 617 Oak Hill Ave- Roofing and Siding Replacement***


After discussion on whether the property is contributing or not, Mr. Saxman deems the property as non-contributing. Mr. Brenden Frederick makes a motion to deem the property non-contributing. Mr. Phillips seconds the motion. The Commission votes unanimously to deem the property non-contributing. Mr. Patrick Angell presents the project to the commission. The owner has bought the property and would like to improve the property. Their intent is to fix the roof and replace the siding with a different color but came material for both. Mr. Saxman assures them that they don't have to be approved for in-kind replacements and that the commission does not make decisions based on the color. So, they would not need to be approved since it's an in-kind replacement. Mr. Angell explains further the owner would also like to see if he can completely remove the front window of the house on first floor since it's a bedroom and would be a security concern to keep it. The owner would also like to move the front door over 15 inches and put a side light by it. Lastly, he would like to replace the columns with square columns since they are dry rotted. Mr. Scott verifies the changes to the application and confirms the applicant would like to be considered for approval for the front window removal, moving the door and adding a side light and changing the columns. Mrs. Messenger states the window removal would be a drastic change and raises a red flag for her. Mr. Brad Philips would like to see the window stay to keep the presentation of the house like the rest of the houses on the street. Mr. Frederick agrees he would like to see the window stay but wouldn't be opposed to the owner taking out the side window. He doesn't see the columns as a significant alteration and is ok with the side light as well. The applicant would agree with the board but has to go with what the owner decides. Mr. Frederick makes a motion to amend the application since the roofing and siding replacement is in-kind it does not have to be approved. Mr. Frederick makes a motion to approve the following: change swing of the door or replace the door and side light, replace columns with square columns, and the side window can be removed but not the front window as proposed. The applicant agrees with the changes. Mrs. Jillian Burns seconds the motion. The commission votes unanimously to approve the case as amended.

6. OLD BUSINESS – OPEN DISCUSSION

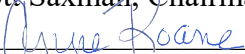
- **100 E Main St- Antenna approval on top of building**
 - Mr. Saxman states he was informed by Anne that Brett Davis showed her plans of how he wanted to install antennas on the top of his building and wanted to see if he needed approval. Anne doesn't recall asking Scott. Mr. Saxman states based on the plans he showed that was not what was installed. Scott states the district doesn't normally dictate approval of removal satellite structures but, since this is very visible from the outside façade of the building he is questioning whether it should have come before the commission or not. Mr. Saxman believes they should have to come before the historic district because this could have been intentionally or unintentionally placed on a historic building. Mrs. Messenger states that they should have to come and explain what has happened.
- **The Ross Project- Nick Simpson**
 - Mr. Saxman states he is concerned about the progress of the project and would like some further insight. Mr. Nick Simpson states they are still moving forward on the project and are waiting for approval for tax credits. He also states that the corona virus has not been on there side and has impacted their strategy on finishing the project as intended. They do still plan to come before the historic district again to seek approval since they have taken so long to complete the project and there COA has expired. He states he expects a little bit of a holding pattern for the next couple of months till the tax credits come back. He does not see them changing the overall plan of the building but there may be minor changes. He states there meeting for approval for the tax credits went well today and hopes for a good outcome. He would like to be very clear they do have a loan for the work on the property and confirms this project will be completed regardless. Mr. Saxman asks Amanda Pollack if there anyway the historic district can require bonding in a case like this where the building is demolished already. Mrs. Amanda Pollack assures him the City has done some research and would look further into it but has not found any cases like this. Mr. Simpson states he has a significant investment in this property. He assures them there will be progress this year and they will be coming back for approval. He assures the commission the façades are well protected and will not be ruined.

7. Adjourn the meeting- Mrs. Jillian Burns makes a motion to adjourn the meeting. Mrs. Messenger seconds the motion. The Commission votes 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.



Scott Saxman, Chairman



Anne Roane, Secretary

3/12/2021

Date

3/12/21

Date