

Salisbury Historic District Commission
September 22, 2021

The Salisbury Historic District Commission met in regular session on Wednesday, September 22, 2021. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Not Present
Jillian Burns- Not Present
Matt Auchey, Vice Chairman – Present
Brad Phillips – Present
Brenden Frederick – Present
Jane Messenger – Present
Matthias Pieplak- Present

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Heather Konyar, City Attorney – Not Present
Amanda Pollock, Infrastructure & Development- Not Present
Jessica Budd, Infrastructure & Development- Present
Brian Soper, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Matt Auchey, Vice- 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. We would like to welcome our newest member Mr. Matthias Pieplak to the Historic Commission.
3. **APPROVAL OF MINUTES** – Approved meeting minutes for August 25, 2021. Mr. Brad Phillips makes motion to approve minutes as submitted. Mrs. Jane Messenger seconds the motion. The Commission votes unanimously to approve the minutes as submitted.

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. **CONSENT DOCKET** – None
5. **OLD BUSINESS** – None
6. **NEW BUSINESS-**

- **#21-21- 802 Camden Ave- New Railings-**

The property was deemed to be contributing since it's on the Maryland Historic Trust. Mr. Brenden Frederick makes a motion to deem the property contributing. Mr. Brad Phillips seconds the motion. The commission votes unanimously to approve. Mr. Brenden Frederick the material and design of the railing is acceptable in the historic district. Mr. Brenden Frederick makes a motion to approve the case as submitted. Mr. Brad Phillips seconds the motion. The Commission votes unanimously to approve the case as submitted.

- **#21-22- 117 W Main St- New Construction**

Mr. Brenden Frederick recuses himself from this case. Mr. Matt Auchey deems the property contributing. Mrs. Jane Messenger seconds the motion. The Commission votes unanimously to determine this property to be contributing. Mr. Bret Davis comes before the commission to present his case. They would like to renovate 8 apartments up stairs. They would like to install a steakhouse and distillery downstairs. The Distillery will be in the basement. They intend to make spirits and sell it in the restaurant. The basement has 4 exits and an elevator and the existing owners had redone the brick and installed a sprinkler system. They would like to add a single door where a previous door already existed at one point on the side of building. They would also like to add 2 garage doors to the side of building as well. The last thing is they would like to add a wooden double door dumpster corral built into the building and covered up. They will be

installing a floor drain in this dumpster area as well. They intend to make everything historic looking and to maintain the historic features throughout. The front of the building will be staying as is and won't be effected. Exhibit A was presented of the drawing of the side of building and was presented before the commission. They would like to install an outdoor dining space similar to Mogan's with the metal railings. They would like to make a phone booth as an entrance for the distillery. Mr. Auchey said he wouldn't be opposed to it if it wasn't a permanent structure and wouldn't be sitting out on sidewalk. Mrs. Messenger agreed to Mr. Auchey statement. Mr. Auchey is concerned with the dumpster doors and the wood doors doesn't really fit. Mr. Pieplak suggested maybe steel metal. Mr. Davis stated they intend to use black hardware but are open to suggestions on the material to use. Mr. Phillips states this is not a place for suggestions and this application is not ready for submission. He states we need exact material chosen and specific elevations and where the doors etc are to be placed exactly. This submission is all still in the brainstorming phase and not ready to make decisions. Mr. Auchey suggests they come back next month with a more detailed drawing of what is proposed. Laura Hay and Matt Auchey suggest to either withdrawal the application or to have a continuance. Mr. Pieplak suggests including a raised panel at bottom of glass doors.

The commission suggests the following for the next meeting continuance:

- Door #1 to far left – adding a door where there used to be one
- Trash opening/door- needed necessity and no problems with adding another opening and using reclaimed wood with steel detailing on door.
- Garage door to double door- fine with phone booth type opening as long as inset and removed from the structure. So it can be removed in the future.
- Door #4 closest to Main St.- Standard double front door
- Goose neck lights are standard lights and need to be shown on drawing for next month

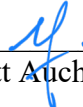
Mr. Auchey makes a motion to grant the applicant a continuance for an additional 30 days and to come back to next month's meeting with a more detailed plan. Brett Davis agrees to the extension. Mrs. Jane Messenger seconds the motion. The commission votes unanimously for the continuance.

***this indicates that the structure has been deemed a contributing structure by the SHDC**

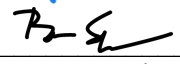
7. **ELECTIONS-** Mr. Matt Auchey elects Scott Saxman with his verbal consent since he is not present to be elected as Chairmen of the Committee. Mr. Frederick seconds the motion. The commission votes unanimously in favor. Mr. Frederick makes a motion to elect Matt Auchey as Vice Chairmen. Mr. Auchey accepts the election. Mr. Phillips seconds the motion. The Commission votes unanimously in favor. Mr. Auchey elects Jane Messenger as first representative for open Meetings act representative and Jillian Burns as the backup Open Meeting act representative. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously in favor.

8. **Adjourn the meeting- Mr. Matt Auchey makes a motion to adjourn the meeting. Mr. Phillips 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.


Matt Auchey, Vice Chairman

10-19-21
Date


Brian Soper, City Planner

10-19-2021
Date