

Salisbury Historic District Commission
February 23, 2022

The Salisbury Historic District Commission met in regular session on Wednesday, February 23, 2022. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

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

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Heather Konyar, City Attorney – Not Present
Jessica Budd, Infrastructure & Development- Present
Brian Soper, 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 26 2022. 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.

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-**
 - **#22-04- 300 W Main St- Windows-** Mrs. Holly Worthington presents the case and states she needs to replace the existing windows upstairs. She wants to put something that's energy efficient and wants them to be black. Since the commission doesn't accept vinyl windows she would like to replace with the windows that Dr Reeves across the street replaced his windows with. Mr. Saxman said they will accept aluminum and fiberglass or a wrapped wood. She intends to leave the downstairs windows as wood. Mr. Frederick recommends the Anderson 400 series aluminum clad wood windows. Mr. Frederick makes a motion to approve the use of aluminum clad wood windows (Anderson 400 Series) or a fiberglass window that is finished. The applicant agrees to the amended motion. Mrs. Jillian Burns seconds the motion. The Commission votes unanimously to approve the application as amended.
 - **#22-05- 104 W Chestnut St- Alterations-** Mr. Auchey makes a motion to deem the property contributing. Mr. Phillips seconds the motion. The commission votes unanimously to deem the property contributing. Mr. Daniel Moreno Holt presents the case and explains they intend to renovate to apartments. He would like to add a staircase in the back and to replace the porch. He would also like to remove the front chimneys that is damaged and repair the back two. Most of changes on outside of structure will be in-kind replacement. Jane Messenger recommends they retain the Victorian charm of the house especially the door replacements to the back. She also suggests they maintain the Victorian features in the trim around the columns. Mr. Auchey says they cannot use pressure treated wood only synthetic, tongue and groove, or composite material on the front porch. Mr. Saxman recommends Azek material. Mr. Holt said they will probably go with a cellular pvc material. Mr. Auchey says same material requirements goes for the stair replacement as well. The treds need to be a composite material and wrapped if using wood. Mr. Auchey recommends they repair all chimneys and keep them instead of

removal since this is a contributing structure. The applicant agrees to repair the chimneys. Mr. Holt presents a Victorian style door that they intend to replace for the back door. The commission agrees that the two panel door is acceptable. Mr. Auchey makes a motion to amend the application for approval for the following:

- Porch woodwork trim will be restored and kept
- Chimneys will be repaired and kept
- Front porch material will be synthetic material
- All pressure treated wood work will be wrapped in a synthetic material
- Back door and side door will be Victorian style

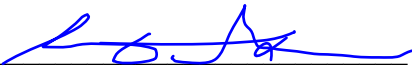
The applicant and owner is in agreement. Mrs. Jillian Burns seconds the motion. The Commission votes unanimously to approve the application as amended.

- **#22-06- 308 Ohio Ave- Windows-** Mr. Matt Auchey recuses himself from this case. Mr. Ryan Weitzel presents the case and explains he is sorry that the work was already completed. Mr. Weitzel was not present for the windows being replaced and states his partner replaced the windows without approval with vinyl windows. He states the west side of property did have some vinyl windows replaced prior to his purchase of the property. He ended his partnership with his prior business partner and got the violation letter shortly after. Mr. Saxman recommends he either replace all windows with acceptable options, existing windows would be fit with a grill to meet the 6 over 1 configuration, or the front facing windows can be replaced leaving the sides like they are. Mrs. Jane Messenger agrees with Scott's third option to replace the front facing windows. Mr. Weitzel explains he has spent a lot on this house and has all the money he has tied up into this house and would really like to just get out of this house with a clean slate and not have to replace any windows. Mr. Saxman explains he understand this is a tough scenario but when work has already been done and violates the historic district guidelines that the commission is doing its best to make the best compromise and only make Mr. Ryan Weitzel to replace the front 4 windows. Mr. Frederick explains the worst case scenario is they would make you replace all 12 but are only asking 4 to be done. Mr. Saxman states he can replace the windows with fiberglass, fiberglass over wood, aluminum clad or regular wood windows. The applicant agrees to replace the front 4 windows. Mr. Frederick makes a motion to approve the application with the amendment that the applicant is to replace the front 4 windows with the recommendations stated above. Mrs. Jillian Burns second the motion. The Commission votes unanimously to approve the application as amended.
- **#22-07-230 Newton St- Alterations** – Mr. Auchey makes a motion to deem the property not contributing. Mr. Frederick second the motion. The Commission votes unanimously to deem the property not contributing. Mr. Zaheer Ahmad tells the commission he wants to replace the siding in several places and change to vinyl siding. He would like to replace 1 window in the back of property. He would also leave the chimneys as such and repair them if needed. He also needs to put a normal entry door to the basement of the property and replace the foundation vents. He intends to add the door at the bottom of the stairs to basement entry way and put a dog like door at the top of steps. Mrs. Messenger asks if the applicant can keep the decorative trim triangle at the top of the roof. Mr. Saxman states that since this structure is noncontributing they will allow vinyl siding. Mrs. Jillian Burns makes a motion to approve the application of the siding to vinyl, replacing the wood vents, Dog like structure for exterior basement entryway, replace 1 window and to leave the decorative wood work at top of structure as well as keeping the chimneys in place. Mr. Auchey seconds the motion. The commission votes unanimously to approve the application as amended.
- **#22-08-231 Newton St- Alterations-** Mr. Zaheer Ahmad states he intends to replace the broken siding, access door to basement, foundation bricks replaced where broken and some windows. Mr. Saxman states the items that are being replaced in-kind are siding and windows. He intends to keep the chimney and repair if needed. Mr. Auchey states the front porch columns need to be wrapped in a azek material and not left bare pressure treated wood. The applicant is in agreement and will wrap it. Mr. Auchey makes a motion to approve the application as amended as the chimney will not be removed and the applicant has agreed to wrap the porch columns in an azek material. Mrs. Burns seconds the motion. The commission votes unanimously to approve the application as amended.

- **#22-09- 233 Newton St- Alterations-** Mr. Matt Auchey makes a motion to deem the contributing not contributing. Mrs. Jillian Burns seconds the motion. The commission votes unanimously to deem the property not contributing. Mr. Zaheer states he just wants to repair the siding with vinyl, change the access door to crawl space, repair bricks on foundation, and replace windows. He plans to keep the chimney and repair if necessary. Mr. Auchey requests to repair the porch flooring with a tongue and groove azek material floor boards. The applicant is an agreement and will also wrap the columns in an azek material. Mr. Auchey makes a motion to approve the application as amended to not remove the chimney, replace the floor porch with an azek material and wrap the porch columns in an azek material. Mrs. Burns seconds the motion. The commission votes unanimously to approve the application as amended.

7. Adjourn the meeting- Mr. Matt Auchey makes a motion to adjourn the meeting. Mrs. Jane 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

3/21/2022

 Date



 Brian Soper, City Planner

3/21/2022

 Date