

Salisbury Historic District Commission
July 27, 2022

The Salisbury Historic District Commission met in regular session on Wednesday, July 27, 2022. The meeting took place in the Council Chambers at the Government Office Building Room 301 and on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman – Present
Jane Messenger – Present
Margaret Lawson, Present
Brenden Frederick – Present

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Jennifer Jean, 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** – Meeting Minutes for May 25, 2022 were brought forward for approval. Brenden Frederick makes a motion to approve the minutes as written. Matt Auchey seconds the motion. All members unanimously vote to approve the May 25, 2022 minutes as written. Approval of June’s minutes was postponed until the August meeting.

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-**

- ***#22-29- 108 E Isabella St- Alterations** Brian Soper read the staff findings into the record. The applicants request approval for the rebuild of the existing front porch and restoration of basement access. The Commission has approved minor repairs and property improvements on neighboring properties. The structure was deemed contributing on January 26, 2022, and was approved at that time for replacement wood siding, replacement of the front steps with brick, and infill of foundational lattice with brick. The proposed work will include replacement tongue and groove decking, a new a-frame roof under the existing shingled roof structure, and replacement of the support columns with painted pressure treated wood. The applicants agree to remove any completed work outside of the scope of the in-kind replacements. The resident of 103 Isabella provided public comment, expressing concerns about the alteration of the front porch roofline pitch and asked the Commission to require the support columns to be reinstalled rather than replaced. Another neighboring property owner came forward to request the applicants submit front elevation drawings that would provide a better concept of the finished project, and expressed concerns about the structural integrity of the front porch piers and joist system. Chairman Saxman stated he was not of the opinion that this work would require approval from the Commission, assuming the scope of work is in-kind, as presented. The Commission listed the following items as in-kind work to assist the Building Inspectors:

- Tongue and groove decking and ceiling in the existing footprint
- Maintenance of existing roofline and gabling
- Restoration and reinstallation of existing columns
- Shingled roofing, as existing
- Wood siding, as existing

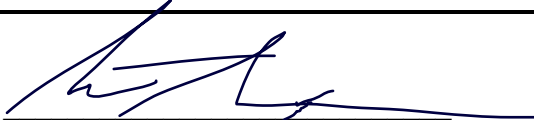
- Fishscale features on gabling above steps, as existing
- Restoration of moulding profiles and railings on front porch
- Shingled roof, wood siding, and wood door replacement on basement access

There was no vote required on this matter.

- ***#22-28- 106 N Division St- Alterations-** Brenden Frederick recused himself from this case as he has business dealings with the applicant. Brian Soper read the staff findings into the record. The structure was deemed contributing on August 25, 2021. The applicant is requesting approval for a new façade and new lighting for the exterior of the commercial structure. The extent of the new façade will include painted a dark blue/gray brick, and will not include any moulding. There will be two replacement doors and restoration of two existing transoms. Matt Auchey made a motion to approve the application as submitted, and the motion was seconded by Jane Messenger. With all members voting in favor, the application was approved as submitted.

- 7. Open Discussion – The Ross – Nick Simpson, Mentis Partners-** Nick Simpson came before the Commission to provide an update on the progress of The Ross. He stated the doors along the storefront were being replaced in-kind. Both doors will be glass and will not result in a wider door sightline. Windows will be hopper-style but will appear consistent with the existing architecture. Signage will include mostly efface signs, but will also include a roof top sign with uplighting on the easterly side of the building. The Commission thanked Mr. Simpson for his attendance.
- 8. Adjourn the meeting- Mr. Matt Auchey makes a motion to adjourn the meeting. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously to adjourn the meeting.**

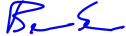
This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.



 Scott Saxman, Chairman

12/13/2022

 Date



 Brian Soper, City Planner

12/16/2022

 Date