

**Salisbury Historic District Commission**  
***May 24, 2023***

The Salisbury Historic District Commission met in regular session on Wednesday, April 26, 2023. The meeting took place Virtually by Zoom with attendance as follows:

**COMMISSION MEMBERS PRESENT**

Scott Saxman, Chair- Present  
Matt Auchey, Vice Chairman – Not Present  
Jane Messenger – Present  
Margaret Lawson- Present  
Brenden Frederick – Present  
Brad Phillips—Not Present

**CITY OFFICIALS PRESENT**

Laura Hay, City Attorney- Present  
Jessica Budd, Infrastructure & Development- Not Present  
Brian Soper, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, 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** – Approvals of the minutes of the April 26, 2023 have been postponed due to lack of quorum to approve.

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-**

- **\*#23-07 – 208, 210 & 212 W Main St.- Windows and Façade Improvements**  
Matt Groves and Max Verbits come forward to present their case for Salisbury University. Scott Saxman recuses himself for this case because he has an active job with Salisbury University through his employer. Scott then states they do not have a quorum. Scott gives the applicant two options to choose from in this case. They can either choose to continue the case to the next meeting or they can opt to be automatically approved due to the 45 day deadline for a case to be heard. The applicant decided to be approved due to lack of quorum because of time restraints.
- **#23-08 – Parking Lots 1, 11 & 15 – New Construction**  
Dave Laken ( Harborside Management), Michael Sullivan, Brad Gillis, Kevin Carney, and Wendy came forth to present the project. This project will completely revolutionize the downtown atmosphere. This will encompass 4 buildings- 4 story and comprise 222 apartment units. This project has been in the works since 2015 and will reflect many of the principles discussed in the downtown revitalization plan for the City of Salisbury. They will include many walking pathways in between buildings and include a parking garage in the middle. That will be built by the City of Salisbury. This project is anticipated to reach market and construction by 2025. Mrs. Wendy tells the commission they are taking in consideration the historic district and want to make sure they respect the architecture of the entire district. She says they have changed the windows and window sizing throughout the buildings since she heard it was something the historic district commission likes. There will be a pedestrian crossing bridge from one building to the next so they don't have to walk in the street. They have a board of materials to show the commission that they would like

to use. They would like to use architectural vinyl siding along the building mixed with other materials. There will be a playground and a dog park as well as other greenery areas and plantings. There will also be retail stores lining the Unity Square Plaza. The City parking garage will be used for residents and public. The parking garage will be a separate entity and will come before the district for separate approval. They are requesting approval tonight for the massing, the exterior materials that have been selected for the 3 apartment buildings and the mixed-use retail building. They do understand they need to come back for the rest of the plans. Mr. Saxman wants to remind the commission that since it's a non-contributing property that the guidelines are more flexible but, to keep in mind that they don't want to approve materials that will detract from the rest of the contributing neighbors. The developer states that about 25% of the façade will be brick. They mixed it between all of the buildings. They have minimized the amount of vinyl siding through out as much as they can. Mr. Frederick recommends substituting something else like hardy cement board or fiber cement panels in place of vinyl. The developers state they tried to make the most expensive material more visible to the public then the vinyl siding. This is the best attempt they could make to meet all the guidelines and compete with other businesses in the area. They tried there hardest to make the materials match neighboring buildings. Mr. Frederick suggests a bunch of different materials they could choose not to use versus the vinyl. Mr. Saxman reminds the commission that they did approve efface for the Ross building down the street. Mrs. Messenger says she doesn't see a comparison to the Ross but, just wants to see some traditional touches to the material used. The developer states the Ross is the only comparison they can use in this instance because they are the only building that was ground up new construction in the Downtown Historical district. He says there was no memorable focus on the use of efface for the Ross. Mr. Frederick states that efface is a modern representation of stucco, which is a very historic material. Mr. Frederick would like to see the replacement of efface instead of the vinyl. They would be ok with vinyl if it was in the non-visible areas to the public. Mr. Saxman states that the cost is not in there per view to decide on. The developer states the guidelines aren't matching up to the building of new construction in the downtown historic district. Mrs. Messenger states they are abiding by the guidelines and they do support this project and think this project will benefit Salisbury, but they want to make sure that the building will maintain the historic fabric of this area that is finite. Mr. Gillis wants to reiterate this project is not a glass box and that they both have more to agree on then to disagree. On elevation A and B the first floor, the vinyl would start 10 feet from the sidewalk. Mrs. Wendy pointed out all the areas they would be using vinyl or other material. Mr. Saxman states they are making a motion tonight to approve the building lay out, building massing and the exterior siding brick. Mr. Saxman's only issue is on the south building A & B to the left of the bridge is his primary concern. Wendy states since they are a non-contributing new building structure, that nowhere in the guidelines does it state that they cannot use vinyl. The developers have been very cautious to use the least amount they could and still be respectful of the Historic District. Wendy states we need to be mindful that just because the members of the commission don't like it that we are still ruling based off the standards.

Mr. Sullivan states whether its preferred or not that efface and vinyl siding are neither historical materials. So, why is one material allowed but the other similar but slightly older material is not.

Mr. Saxman states there are some materials that provide a significant benefit to historical properties with out diminishing it. He will admit he doesn't believe vinyl is a historic material but after considering the guidelines on a non-contributing structure it is appropriate and they do have the right to use it. The only issue he has is the long run of vinyl on the south building of building A & B. Mr. Sullivan states that he does hear everyone's comments on the commission about the materials are valid but are not something the code authorizes. Mrs. Laura Hay intervenes and states Mr. Sullivan is correct when reading the state law statute that we don't strictly judge the plans involving new construction. But, with that being said we have Guideline 36 and other general guidelines some of them specifically state what you can decide on. Mr. Frederick wants to redirect the focus and remind everyone that there is a bunch of stuff we can agree on, and make sure we are being productive and amicable through out the entire project. Mr. Sullivan reminds the commission that effectively 2/3 of the square footage of the project and 75% of the remaining exterior materials are comprised of 4 different materials including vinyl. The actual exterior footage of the vinyl siding is only 25% or less or the entire project. That may sound minor but it is an over 200,000 square foot project. Mrs. Messenger states they are aware of the lengths they have went to

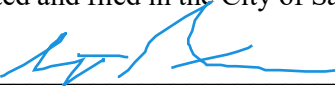
design this project and disperse the material. Mr. Frederick makes a motion to approve with the following conditions:

1. The massing is approved as submitted.
2. The organizational layout is approved as submitted.
3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition
4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.
5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval prior to construction.
6. Any conflicts of this decision with the Land Development Agreement shall require Commission approval addressing said conflicts.


Jane Messenger seconds the motion. The meeting is open to public comment. Holly Worthington comes up to speak. She is the owner of the reality company on the corner of Market Street and downtown plaza. She is concerned about the loss of parking for her business and or devaluing her building. Mr. Gillis states everything that is to the left of the alley is to remain and will be remain parking spots. Mr. Gillis says he will work with Mrs. Worthington as much as he can. Mr. Saxman states a lot of these concerns can be addressed in the planning commission meeting. The commission votes unanimously to approve the case as amended.

**7. Adjourn the Meeting-**  
**Brenden Frederick makes a motion to adjourn the meeting. Margaret Lawson 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.

  
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Scott Saxman, Chairman

1/24/2024  
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Date

  
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Brian Soper, City Planner

1/24/2024  
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Date