

Salisbury Historic District Commission
July 26, 2023

The Salisbury Historic District Commission met in regular session on Wednesday, July 26, 2023. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chair- Present
Matt Auchey, Vice Chairman – Present
Jane Messenger – Not Present
Margaret Lawson- Present
Brenden Frederick – Present
Brad Phillips-- 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 from April 26, May 24 and June 28, 2023. Brenden Frederick makes a motion to approve the minutes. Brad Phillips seconds the motion. The Commission votes unanimously to approve the minutes.

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-**

- **#23-16- *110 E William St- Solar Panels- Owner Lucias Fuentes**

Mrs. Fuentes comes up to present her case. She states they are planning on putting solar panels up to help cut cost of electric charges. Scott states the solar panels will need to be on the back of the roof not visible to the street. He states on the plans that roof #3 solar panels will need to be moved to the back of the house adjacent to roof #1 and #2. Brenden Frederick makes a motion to approve the case as submitted with an amendment to move Roof #3 to the back side of house adjacent to Roof #1 and Roof #2. The owner agrees with the amendment. Mrs. Margaret Lawson seconds the motion. The Commission votes unanimously to approve the case as amended.

- **#23-17- 411 Wicomico St- New Construction**

Brian Soper reads the staff findings. Scott wants to make sure we are only determining if the shed is contributing or not. Brad states that the shed is to far gone to be contributing and makes a motion to deem the shed not contributing. Brenden Frederick seconds the motion. The commission votes 4-1 that the shed is not contributing. Chris Mills presents they would like to construct a 22 square foot non heated grounds building on the parcel 1506 at 411 Wicomico St. The grounds building will replace a building destroyed by a storm fallen tree and a badly deteriorated 20' by 20' shed. We propose to demolish and replace the 20' x 20' shed utilizing the same footprint. The new 20' x 20' grounds building will attach to the 30' x 60' grounds building as depicted in the drawings.

The new building will consist of a vinyl Carolina beaded clay colored siding on the South, East, and West sides. Clay colored Hardy board will be used on the North and West sides where there is a walkway. Matching clay colored garage doors will be installed with stable door hardware. They would like to make the following changes to the grounds building:

- Clay color Certain Teed collection 6 1/2" Carolina Beaded siding.
- Pebblestone clay color Georgia Pacific (GP) vented soffit.
- Clay color GP beaded T2 solid porch ceiling soffit.
- Clay color James Hardiboard on porch front areas.
- Clay cottage style collection garage doors.
- Matching GP charcoal black architectural shingles.
- Colonial White 8" Board & Batten vertical siding by Vinyl Carpentry over porch gable.
- White aluminum vinyl on fascia and rake gable boards.
- White guttering and downspouts.
- White vinyl 6"x 6" post sleeves over front porch post.
- Energy star windows made of vinyl

Brenden Frederick makes a motion to approve the case as amended. The applicant agreed with the amendments. Brad Phillips seconds the motion. The Commission votes unanimously to approve the case as amended.

Amendments to Proposal:

1. Batten and Horizontal Siding - Cement plank/board with a smooth finish. The horizontal siding that have a 5" or 6" reveal.
2. Fascia Trim – Cellular PVC, smooth finish.
3. Garage Doors – Square top openings as shown on plans; no barndoor hardware.
4. Windows – 1 over 1; may be wood, fiberglass, or aluminum. Owner has option for an additional window on right side elevation.
5. Shingles – Approved as submitted.
6. Soffit – Approved as submitted.
7. Columns – Cellular PVC with the option to wrap with metal pilaster near the bottom.
8. Trim – 4" cellular PVC around doors and windows.
9. Gutters – Approved as submitted.
10. Entry Door – Metal without the cross bracing.
11. Demo the existing shed as shown; the structure was deemed non-contributing.

- **#23-18- 226 Newton St- Alterations & #23-19- 228 Newton St- Alterations**

Mr Brad Phillips deems 226 Newton St as a contributing structure. Mrs. Lawson seconds the motion. The commission votes unanimously to deem the structure contributing. Mr. Robert cannon would like to request a continuance for both cases for August or September's meeting. The properties have been vacant for 30 years and he wants to make sure its financially feasible to put in the money to these properties after further evaluation. He is on a deadline to meet the November 1st deadline to submit the houses/ convert them to duplexes. He is fully aware that demo would also need to come before the commission. This would modify the 45-day approval and waive it.

7. Adjourn the Meeting-

Mr. Brenden Frederick makes a motion to adjourn the meeting. Mrs. 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.



Scott Saxman, Chairman

1/24/2024

Date



Brian Soper, City Planner

1/24/2024

Date