

Salisbury Historic District Commission
July 24, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, July 24, 2024. 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 – Not present
Lynne Bratten - Present
Brad Phillips- Present (Zoom)
Margaret Lawson- Present
Brenden Frederick – Present (Zoom)
Lisa Gingrich – Present

CITY OFFICIALS PRESENT

Heather Konyar, City Attorney- Present
Betsy Jackson, 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, with the exception of the representative for Application No. 24-16 who had not arrived.
3. **APPROVAL OF MINUTES** – Staff provided the members with amended minutes showing a correction to a statement by Ms. Margaret Lawson regarding Application No. 24-12 which was incorrect. Ms. Lynne Bratten made a motion to accept the minutes as written. Ms. Margaret Lawson seconded the motion and the motion carried unanimously. The minutes from June 26, 2024 were approved as amended.

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-**
 - **#24-14** – 701-703 Camden Ave – Alterations – Mr. Andrew Welch brought his application for alterations to include the replacement of the front porch decking, replacement of the rear canopy (awning), and replacement of the asphalt roof by adding an asphalt shingles over the existing layer.

Since the property had not yet been determined to be contributing or non-contributing, the Commission first went through the checklist for Contributing and Non-Contributing Structures. After discussion of the structure features it was determined that there were seven (7) contributing features and five (5) non-contributing features, and eleven (11) features that were not applicable due to the structure not having these features. Ms. Lynne Bratten stated that this structure was likely a forerunner of duplexes in the City of Salisbury. Ms. Lisa Gingrich and Ms. Margaret Lawson agreed. Mr. Brenden Frederick noted that it wasn't a prime historic example but just because it is a modest house doesn't mean it isn't contributing. Mr. Phillips supported determining the structure as a contributing structure. Ms. Lynne Bratten made a motion to determine the structure to be contributing. Ms. Lisa Gingrich seconded the motion and the motion carried unanimously.

It was determined that the roof replacement would be in-kind and that the commission did not need to approve it. The porch decking was considered second. Mr. Scott Saxman noted that that the porch is not tongue and groove so that the better outcome is to have the wider boards because thinner boards

that are not tongue and groove to not have adequate support. It was determined that replacement of the porch decking proposed by the applicant was adequate and an improvement on what is existing. Mr. Scott Saxman did say that they would prefer the deck boards to be laid as tightly as reasonable so that it would look like a porch floor rather than a modern deck. Finally, the awning replacement was considered. Mr. Welch stated that he did not think the awning was original to the structure. He'd like to make it more modern by adding a bracket and using asphalt shingles to match the roof rather than the wood shingles. The overall consensus was that the proposal would be an improvement to the structure and to the neighborhood. Ms. Lisa Gingrich made a motion to approve the application as submitted with the exception of removing the roof from the application. Ms. Lynne Bratten seconded the motion and the motion carried unanimously.

- **#24-15** – 100 E. Main St – Signs – Mr. Mitch Marriner brought his application for the replacement of the sign over the store front window, replacement of a hanging sign and the addition of a painted window sign which is just an outline of white paint to clarify the window sign applied to the interior of the window. The applicant submitted to the Commission a rendering of the sign with the business logo and it was accepted as Exhibit A. Mr. Mitch Marriner stated that the lettering over the door is a replacement of what was there in the same font but with gold lettering instead of white lettering. The proposed hanging sign is consistent with the hanging signs used by other businesses on the ground floor of the same building.

This building is a contributing building and has a historic survey on file. It is located within One Plaza East, formerly the Wicomico Hotel.

Mr. Scott Saxman noted that the proposed signs were in keeping with the historic district. Mr. Brenden Frederick noted that the applicant was using existing bolt mounts for the hanging sign and that the header sign is where signage would be located historically. Ms. Lynne Bratten made a motion to approve the application as submitted. Ms. Lisa Gingrich seconded the motion and the motion carried unanimously.

- **#24-16** – 106 N. Division St – Mural

Mr. Brenden Frederick and Mr. Scott Saxman recused themselves from this application due to a potential conflict of interest.

Mr. Saxman swore in the application, Bret Davis, who was present for the meeting via Zoom.

This building is a contributing structure.

Mr. Bret Davis brought his application before the Commission for a mural to be located on the alley side of the building. He stated that the mural is being done by a local artist, Brandon Bell, that has done other murals in the City. The location is close enough to the frontage that people can see it but it does not change the historic aspects on the front of the structure.

Mr. Scott Saxman said that the Commission has always heard requests for murals in the past and to date they have always been approved. He added that murals are unusual in that they are not a sign but also not a painted wall but they do need to come before the Commission. Ms. Lynne Bratten asked about whether it is a problem to paint the brick, but it was determined that because the brick had already been painted, that the mural is consistent with the historic guidelines regarding painting. Ms. Lisa Gingrich asked if there is meaning behind the mural or if it is just arbitrary art. Mr. Bret Davis said that he does not make specific requests of the artists and that it would be necessary to ask the artist if there is any meaning behind it for him. Ms. Lisa Gingrich stated that it was her opinion that the art proposed was generic with no connection to anything in the area, downtown or historic districts and did not add anything to the downtown. Mr. Bret Davis stated that he doesn't think that it is necessary for art to have a specific meaning. He thinks the point of downtown is to inspire people and to draw them downtown and he thinks the mural will do that. Mr. Scott Saxman provided historical context by adding that they did approve a mural on the Delmarva Veteran Builders Building. Ms. Lynne Bratten noted that mural

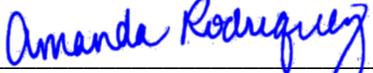
was of a girl with a dandelion. Ms. Lisa Gingrich stated that she is not against murals but she thinks this proposal has jarring colors and is generic. Mr. Bret Davis said that the Commission doesn't have control over his paint colors. He stated he wants his buildings to pay homage to the history but also create a sense of new community, so they wanted bolder colors. Ms. Lisa Gingrich asserted that she was not suggesting they have control over the colors. She stated it was her opinion that it was not a very appealing design. Mr. Brad Phillips made a motion to approve as submitted. Ms. Lynne Bratten seconded the motion and the motion carried (4 in favor, 1 opposed).

Mr. Bret Davis thanked the Commission for the approval and then asked for clarification on whether the Commission, if they had said no, does that mean he can't paint his building. Mr. Scott Saxman clarified that the approval is not for painting of a building or a sign, but for a mural.

7. Adjourn the Meeting-

Ms. Lynne Bratten made a motion to adjourn the meeting. Ms. Lisa Gingrich seconded the motion. The Commission voted 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	9/20/2024 _____ Date
 _____ Amanda Rodriguez, City Planner	9/20/24 _____ Date