

Salisbury Historic District Commission
October 23, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, October 23, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman - Present
Matt Auchey, Vice Chairman – Present
Lynne Bratten - Present
Brad Phillips- Present
Margaret Lawson- Present
Brenden Frederick – Present
Lisa Gingrich – Present (Zoom)

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Betsy Jackson, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman called the meeting to order at 6:52 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** – Mr. Brenden Frederick made a motion to accept the minutes of the regular meeting held on August 28, 2024 as written. Ms. Lisa Gingrich seconded the motion and the motion carried (6-0). Mr. Matt Auchey abstained due to not being present for the meeting.

Mr. Brenden Frederick made a motion to accept the minutes of the annual meeting held on August 28, 2024 as written. Ms. Lisa Gingrich seconded the motion and the motion carried (6-0). Mr. Matt Auchey abstained due to not being present for the meeting.

4. **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.
5. **CONSENT DOCKET** - None
6. **OLD BUSINESS** – None
7. **NEW BUSINESS-**
 - **#24-21** – 307 Newton St. – Alterations – Mr. Zaheer Ahmed brought his application to the Commission for alterations to replace the singles, siding, windows and porch decking at 307 Newton Street.

The structure had not yet been determined to be either contributing or non-contributing, so the Commission considered the structure. It was determined that due to the structure being on the Maryland Inventory of Historic Properties that the structure should be deemed contributing and historically the Commission has determined structures on the Maryland Inventory of Historic Properties to be contributing. Mr. Auchey made a motion to deem the structure contributing based on the listing on the inventory. Mr. Phillips seconded the motion and the motion carried unanimously.

Mr. Saxman stated that the replacement of asphalt shingles with asphalt shingles is a replacement in kind and can be done without a decision from the Commission.

Mr. Phillips said that vinyl siding is typically not allowed but there are a lot of other options that are not vinyl that can be approved. The house has an asphalt shingle which cannot be replaced in kind however the house likely had a clapboard siding originally. Mr. Saxman recommended cementitious plank siding such as HardiePlank because it maintains the appearance of wood siding without being

vinyl. It's a more durable product. Mr. Frederick added that it comes prefinished and is available in a variety of colors. He also added that you would want flat siding without faux woodgrain and a standard lap. It was also recommended that the original siding be removed to keep the thickness of the siding from being so deep as to obscure trim and details of the home and windows.

Mr. Saxman stated that the porch decking is tongue and groove and they are open to synthetic options for tongue and groove because they want to maintain the look as much as possible. Mr. Frederick stated that Azek makes a composite tongue and groove decking.

Mr. Saxman stated that vinyl windows are generally not permitted in contributing structures because they don't have the same appearance or depth of wood windows. He said there are replacement windows that are wood, fiberglass and aluminum wrapped wood windows that maintain the depth of the original wood windows.

Mr. Frederick added that vinyl windows are not built as well as the recommended replacement options and will last longer.

It was decided by the Commission and agreed by the applicant that the application will be approved with amendments. Mr. Frederick made a motion to approve the application with the following amendments:

1. The asphalt roof shingles will be replaced in kind and are approved;
2. Replace windows with acceptable window options to be provided to the applicant, such as fiberglass composite or aluminum wrapped wood, keep the two-over-two lite style of window, and keep the existing wood trim;
3. Replace existing siding with cementitious siding, such as HardiePlank, in a standard lap style (not dutch), using the flat side (not wood grain), and removing the old siding first.
4. Replace the porch flooring with a synthetic flooring with a tongue and groove profile.

If the applicant decides not to use a material approved by these conditions, they should return to the Salisbury Historic District Commission with a new application.

Ms. Bratten seconded the motion and the motion carried unanimously.

8. Adjourn the Meeting-

Ms. Bratten made a motion to adjourn the meeting. Mr. Frederick 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

12/2/2024

Date



Amanda Rodriguez, City Planner

12/2/2024

Date