Salisbury Historic District Commission
June 24, 2026

The Salisbury Historic District Commission met in regular session on Wednesday, **June 24, 2026**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS
Brenden Frederick – Chairman – *Virtual*
Matt Auchey – Vice Chairman – *Virtual*
Margaret Lawson – Commissioner – *Virtual*
Lisa Gingrich – Commissioner – *Present*
Brad Phillips – Commissioner – *Absent*
Harvey Evans – Commissioner – *Present*
Luis DaSilva – Commissioner – *Present*

CITY OFFICIALS
Reena Patel – City Attorney – *Present*
Scarlett Liberto – Associate Planner – *Present*

1. **CALL TO ORDER** – Ms. Lisa Gingrich called the meeting to order at 7 p.m.

2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.

3. **APPROVAL OF MINUTES – April 22, 2026 & May 27, 2026.**

4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.

5. **CONSENT DOCKET – None.**

6. **OLD BUSINESS –**

Case #25-11 – Salisbury Town Center Apartments – COA Extension

The applicants approached the table and began discussing the Certificate of Approval extension request. The applicant states the legislation, describing how they have justifiable cause for not beginning work, they are under litigation in the county circuit court. They stated how the mayor directed staff to stop work on anything related to the project while it is in litigation. Mr. Brendan Frederick agrees the applicant does not have a choice in the matter and believes it should be approved as submitted. Ms. Gingrich expresses concern with approving the case while it is still in litigation, how they will have to return repeatedly if the court case is on-going. She wants to propose not approving the submission until the lawsuit is over, and we have more information on what is needed for the project, she believes this will give everyone a fresh start to review the case. Mr. Frederick explains that this is a COA extension request, they are solely voting on whether or not the applicant has expressed justifiable cause. The applicant gave further history regarding the case, discussing the events that occurred between now and the original case from 2023. The believe the circuit court case should be completed this year as they have a hearing scheduled for November 2026.

Motion and Vote:
Motion: **Brendan Frederick**
Second: **Matt Auchey**

Vote: **6-0 in favor.**

Case #26-15 – 501C West Main Street – Sign

The applicant approached the bench. He stated that he updated the sign to something more simple, as discussed last month. Matt Auchey agrees the sign is an improvement from last month and is similar to what was previously on the building.

Motion and Vote:
Motion: **Luis DaSilva**
Second: **Harvey Evans**
Vote: **6-0 in favor.**

7. **NEW BUSINESS –**

Case #26-16 – 109 Elizabeth Street – Stair and Railing Alteration

Ms. Scarlett Liberto read the staff report. Mr. Auchey read through the contributing/noncontributing checklist. He then recommended approval for the house to be deemed contributing.

Motion and Vote:
Motion: **Matt Auchey**
Second: **Brendan Frederick**
Vote: **6-0 in favor.**

Ms. Liberto finished reading the staff report. Ms. Gingrich inquired about how handrails and columns be attached. The applicant responded that they plan to install two posts, anchored in concrete, below grade at the bottom of the steps. Then have the handrails run from the handrail post to the center of the two columns framing the stairs. The handrail will run higher than the porch rail, to meet the code minimum. He believes he can make the design run seamlessly with the existing.
Mr. Harvey Evans questions why he does not add metal handrails, like most of the surrounding houses. The applicant responded, that the homeowner requested wooden handrails to match the existing rails on the house. Mr. Evans explains his concern with wooden handrails, as it will be difficult to match to what is existing. He states how most of the neighboring properties have metal handrails and they are not subjective, they all look exactly the same. Mr. Auchey motioned to approve the alteration with the amendment that the new railing must match the existing rail profile in-kind or be metal railings, the stairs will be approved as submitted.

Public Comment: None

Motion and Vote:
Motion: **Matt Auchey**
Second: **Brendan Frederick**
Vote: **6-0 in favor.**

DISCUSSION – Application Requirements & Rules of Procedure

As half of the commission is either virtual or absent, the commissioners have voted to table the discussion.

Motion and Vote:
Motion: **Harvey Evans**
Second: **Luis DaSilva**
Vote: **6-0 in favor.**

Adjournment:
There being no further business, **Mr. Evans** moved to adjourn the meeting, which was seconded by **Mr. DaSilva**, which was brought to a vote and approved unanimously.

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 Department of Infrastructure and Development.

Brendan Frederick, Chairman — Date: 10/14/2026

Scarlett Liberto, Associate Planner — Date: 10/14/2026