Salisbury Historic District Commission
August 26, 2026

The Salisbury Historic District Commission met in regular session on Wednesday, **August 26, 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 – *Absent*
Margaret Lawson – Commissioner – *Present*
Lisa Gingrich – Commissioner – *Present*
Brad Phillips – Commissioner – *Absent*
Harvey Evans – Commissioner – *Present*
Luis DaSilva – Commissioner – *Present*

CITY OFFICIALS
Laura Ryan – City Attorney – *Present*
Scarlett Liberto – Associate Planner – *Present*
Kara Beavers – Office Admin - 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 –** June 24, 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 –**

Case #26-21 - 610 Camden Ave – Temporary ramp installation

Ms. Lisa Gingrich expressed concern on the safety of the ramp as its on stacked bricks. Ms. Laura Ryan and Scarlett said the inspectors can look at it. Motion made to keep case on the consent docket.

Public Comment: None

Motion and Vote:
Motion: Lisa Gingrich
Second: Harvey Evans
Vote: 5-0 in favor.

6. **OLD BUSINESS – None**

7. **NEW BUSINESS –**

Case #26-19 – 313 W Main St – Demolition

Ms. Scarlett Liberto read the staff report/guidelines and applicant approached the commission. Applicant requested approval to demolish as foundation is deteriorating due to location on

river. Applicant reported the building is becoming visibly less stable, and cannot be relocated due to being next to the river. Over the years the building has deteriorated with saggy windows and visible structure concerns, applicant's current plan only involves demolition with no further plans for lot.

The Commission's discussion focused on determining whether the building should be classified as a contributing structure in a historic context, or a non-contributing structure. Mr. Brendon Frederick reported while the brick structure of the building was original while the front door, windows, and rear of building were not Mr. Frederick argued that the building's non-original components, it's deteriorating condition, and a lack of historical uniqueness. Ms. Lisa Gingrich argued despite the state of the building's façade, it is still historically significant as this type of building was once very prominent in the Salisbury area and few of it's kind still remain.

A motion was put forward to find the building as a non-contributing structure, due to a lack of unique qualities and status of building.

Motion and Vote:
Motion: **Brendan Frederick**
Second: **Margaret Lawson**
Vote: 2 -3 in favor.

A motion was put forward to find the building as contributing structure.

Motion and Vote:
Motion: **Harvey Evans**
Second: **Luis DaSilva**
Vote: 3-2 in favor.

The applicant and Mr. Frederick expressed concerns about the building's structural condition and the high costs associated with restoration or relocation. The applicant reported they received a quote with a cost for demolition being around $50,000, while the cost relocation would likely exceed $100,000 without factoring in environmental concerns. The applicant stated that professional house movers advised they could not preserve the bottom six feet of the structure due to damage from the river, a new foundation would be required, and the integrity of the upper structure could not be guaranteed when moved.

Ms. Gingrich suggested applicant withdraw their demolition application so the Commission could explore potential options for saving the building, including possible relocation or funding opportunities, though the applicant indicated he was not interested in pursuing those options financially. Ms. Gingrich and Ms. Laura Ryan clarified to the applicant they would not be required to fund or research non-demolition options, and that sole responsibility for this in the 30-day period would lie with the Commission.

The applicant expressed skepticism about finding a buyer or funding source, noting that no one had approached the owner about purchasing the building, the owner has previously tried donating it to the state but they declined it, and the owner has not found any grants that would fund restoration, and he would not want to donate the building at this point.

After discussing the significant costs associated with moving and restoring the 1,500-square-foot structure, which exceeded $300,000, the board voted to approve the demolition. The demolition was approved as submitted.

Public Comment: None

Motion and Vote:
Motion: **Harvey Evans**
Second: **Margaret Lawson**
Vote: 4-1 in favor of demolition.

8. **DISCUSSION –**

Election of Officers
Ms. Ryan stated in previous meetings to discuss election of officers are classified as an annual meeting. Due to members being absent and no clear indications from absentees on their interest on re-election, the Commission agreed to make September's meeting the annual meeting to discuss this.

Revised Rules and Regulations
Revisions to Rules & Regulations are still being finalized by Mr. Luis DaSilva. Having been unable to review the revisions in full prior to meeting, the Commission agreed to push review of the revisions to next month's annual meeting as well.

Motion and Vote:
Motion: **Lisa Gingrich**
Second: **Luis DaSilva**
Vote: 5-0 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 — 10/14/2026 Date

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