



**Minutes
August 12, 2021**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:15 p.m. on Thursday, August 12, 2021, at 217 South Main Street in the Council Chamber.

Present: Steve Cobb, Eugene Goetz, Will James, Sue McHugh, Jon Planovsky, Andrew Walker, Acey Worthy;

Absent: Marcelo Menza and Larry Richardson;

Staff Present: Graham Corriher, Hannah Jacobson, and Emily Vanek.

CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by the Chairperson, Andrew Walker. Members introduced themselves.

PURPOSE AND PROCEDURE

The purpose and procedure of the meeting was presented by Chairperson, Andrew Walker.

**EX PARTE COMMUNICATION/
CONFLICT OF INTEREST OR APPEARANCE OF CONFLICT**

Steve Cobb recused himself from H-41-2021 and William James recused himself from H-32-2021. Mr. Walker mentioned a discussion regarding the technical feasibility of doing the tunnel rather than the bridge, but did not recuse himself from H-41-2021.

NEW CERTIFICATES OF APPROPRIATENESS

H-32-2021, 701 South Fulton Street; Brian Kirby, Owner; Kelley and Tom Kisor, Applicants; Kelley Kisor, Agent (Parcel ID: 015 137)

Will James was recused from the dais.

Emily Vanek and Kelley Kisor were sworn in for testimony.

Request

Approval for replacement of window with a door; after-the-fact deck construction, fence installation and railing removal. The window will be replaced with an all wood 9 light Dutch door.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the West Square Local Historic District:

- 1) The applicant has requested approval to replace a non-original window with a door. The 4-over-4 panel division of the existing window does not match the remaining windows on the house. Moreover, detailing of the trim also varies from all other windows, suggesting there had been previous modifications (Standard 3.3.1).
- 2) The applicant has proposed installing an all wood nine-light Dutch door. Materials and design are compatible with the structure and the district as a whole, and are therefore consistent with Standard 3.1.3.
- 3) The door is proposed to be located on the southern façade, facing the interior side yard. The door will not be visible from the street and does not impact the overall character of the district.
- 4) Original weatherboard siding, covered by vinyl, has been exposed and will be restored and used to fill in the portion of the opening left by the window. The existing trim will be retained and used as the door frame (Standard 3.3.8).
- 5) The door is necessary to access a wooden porch, measuring 4' in depth by 8' in length. Two stairs are needed to reach a previously installed brick walkway. As noted above, the porch is located in the interior side yard and is not visible from the street and is therefore consistent with Standard 3.5.10. It has not yet been stained.
- 6) The applicant has removed the aluminum railing on the rear concrete porch. The applicant has told staff that the railing was damaged by weather and required removal. The applicant has told staff that the long term goal for the porch is to remove it and replace it with a wooden deck. The concrete porch appears to be part of a rear addition, though there is not a COA on file.

Staff finds the following elements of the project to be incongruous with the character of the West Square Local Historic District:

- 7) The applicant has installed a forest green fence in the south side yard of the property. The fence is a contemporary, horizontal slat style and appears to be over 6' tall. The fence has bronze colored post cap lights. Standard 4.4.4 states that new fences should be designed to be compatible with the structure and the district.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-32-2021 at the House located at 701 South Fulton Street, within the West Square Local Historic District (Parcel ID: 015 137) subject to the following conditions:

- 1) The applicant shall stain or paint all wooden features of the deck in a color to that is compatible with the main structure;
- 2) The applicant shall remove the forest green fence;
- 3) The applicant shall receive a COA for any alterations to the rear concrete patio;
- 4) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 5) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

The applicant defined the fence as a privacy screen and that said it is not attached to the house. She explained that the screening was being used for privacy, and that it had been painted to match the proposed Dutch door. The screening is 8' tall. A contractor will be hired to repair the siding and steps. Siding will be repaired using original wood instead of Hardie Board, and the deck will be stained.

Public Comment

None.

Deliberation

The Commissioners had no issue with the door, deck, or railing removal. The discussion centered on whether or not the fence could be defined as a privacy screen, which would not apply to any Standards. Since the house is situated on a corner lot, the fence/screen is observable even though it is in the back yard. It was deemed a privacy screen due to the fact it was not attached to the house, did not follow property lines, and the color and future plantings would make it less visible from the street.

Finding-of-Fact

Sue McHugh made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-32-2021

1. That Kelley Kisor, agent for Brian Kirby, owner, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 701 South Fulton Street and designated within the West Square Local Historic District.
2. The proposed project is not incongruous as detailed in the application and staff findings numbers 1-7 and incorporated herein. No further testimony was provided.
3. The findings are subject to 4 of the conditions recommended by staff and incorporated herein. The Commission has deemed that the forest green fence is a temporary privacy screen and does not fall under the Standards pertaining to a property line fence, Therefore, per the Standards, we remove Staff Recommendation #2."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Sue McHugh continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-32-2021 subject to the conditions detailed in the Findings of Fact."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Will James returned to the dais.

H-37-2021, Hill-Petrea House, 1304 North Main Street; Jennifer and Leonard Hoyle, Owners/Applicants; (Parcel ID: 007 050)

Jennifer and Leonard Hoyle were sworn in for testimony.

Request

Approval for installation of prefabricated storage shed. The Applicants propose an 8x8 wood shed to be placed in the backyard.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property. The house is a bungalow with Colonial Revival influences.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the North Main Street Local Historic District:

- 1) The applicant has requested approval to install a prefabricated storage shed in the rear yard. Standard 3.6.6 states that prefabricated storage sheds are appropriate within the district, provided that they are constructed of wood, have a shingle roof, and are painted in a color that is appropriate to the house.
- 2) The applicant has supplied information on three different sheds, a blue shed, a grey shed, and a brown shed. The blue and grey sheds are appropriate to the house in detailing and trim, but the brown shed has an unfinished appearance. The blue and grey sheds, for this reason, are found to be acceptable, while the brown shed is not.
- 3) The house is a Bungalow styled home with Colonial Revival influences. Because of this, according to Chapter 2 of the Standards, the house falls into the Vernacular Architecture style. According to Chapter 3.9: Paint and Color, light cream, whites, medium hued yellows, greens, and blues are appropriate colors for the shed.

- 4) All three sheds have a vinyl window. Though vinyl is not a historically appropriate material, the window is on a removable, accessory structure.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-37-2021 at the Hill-Petrea House located at 1304 North Main Street, within the North Main Street Local Historic District (Parcel ID: 007 050) subject to the following conditions:

- 1) The applicant select either the blue shed or the grey shed. The shed must be painted a color that coordinates with the house and the applicant must receive a Minor Works COA for the work;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

The Applicants explained that the shed will be placed in the backyard behind the house. They would prefer to purchase the brown shed and will paint it an approved color. All shed options are 8' x 8'.

Public Comment

None.

Deliberation

The Commission had no issue with the brown shed since it will be painted to match the house. Aluminum windows are acceptable on a storage shed.

Findings of Fact

Eugene Goetz made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-37-2021

- 1) That Jennifer and Leonard Hoyle, owners, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 1304 North Main Street and designated within the North Main Street Local Historic District.
- 2) The proposed project is not incongruous as detailed in the application and staff findings numbers 1, 3 and 4 and incorporated herein. No additional evidence or testimony was provided.
- 3) The findings are subject to the 3 conditions recommended by staff and incorporated herein. The requirement to select either the blue or grey shed is stricken from condition #1. The shed must be painted a color compatible with the house and the owners must receive a minor works COA for the work."

Acey Worthy seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Eugene Goetz continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-37-2021 subject to the conditions detailed in the Findings of Fact."

Acey Worthy seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-38-2021, Fraley-Rufty Rental House, 428 East Fisher Street; Peggy Bocanegra, Owner/Applicant; (Parcel ID: 010 376)

Peggy Bocanegra was sworn in for testimony.

Request

Approval for after-the-fact door and window removal, and replacement of those windows and new siding installation.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the Brooklyn-South Local Historic District:

- 1) The applicant has removed one of the front exterior doors. The door does not appear to be original to the house and was likely installed during the 1905 renovation of the house. The applicant has requested approval to keep the door out and install siding to match the rest of the house. Any replacement siding must match the siding that exists on the house, according to Standard 3.2.3. Standard 3.3.9 states that it is inappropriate to fill in existing doors if it would diminish the historic character of the building.
- 2) The applicant has also removed a window. The window leads to a bathroom. The applicant has requested approval to keep the window out and install siding over the hole. This window is located on the northwest side of house, close to the rear yard, and does not impact the district.
- 3) The applicant is requesting approval to replace the windows. The house currently has six-over-six panel division, true divided light, wooden windows. The applicant has not found

suitable replacement windows, but has said that they are looking for windows that will match the existing. Standard 3.3.3 states that replacement windows should match the existing in size, scale, proportion, pane or panel division, material, method of operation, and detail.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-38-2021 at the Fraley-Rufty Rental House located at 428 East Fisher Street, within the Brooklyn-South Square Local Historic District (Parcel ID: 010 376) subject to the following conditions:

- 1) The applicant shall submit window and siding specifications and obtain a Minor Works COA before installation;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

Ms. Bocanegra explained that the window in the back of the house was removed because its tall height is inappropriate for its current location in a bathroom. Street view shows the window is not visible from the street.

Replacement siding will be wood to match the rest of the house.

Applicant was asked why there were so many electrical services attached. She assumes that since there was two services for power and water, as well as two front doors, the house was divided into apartments. Commissioners asked if the metal door located in the back was installed prior to her ownership. She responded that it was. It was recommended that she use the door removed from the front to replace the metal door.

Public Comment

Karl Sale, 429 East Fisher Street, was sworn in for testimony. Mr. Sale lives across the street from the property and is happy to see work being done there. He offered to assist in locating appropriate replacement windows. He also pointed out that the metal door in the back was wooden prior to the Applicant purchasing the house; it is a recent violation. Staff will investigate.

Anne Lyles, 409 East Bank Street, was sworn in for testimony. Ms. Lyles owns the property behind this house and wants to ensure all HPC Standards are followed. Her specific concerns are that wood windows and siding are used as replacements. She is happy to see the second door has been removed. Commission assured her that staff will ensure standards are followed.

Deliberation

The Commission agreed that it would be appropriate to remove the second front door, since the house was originally a single occupancy property. The rear window can be removed due to the privacy issue. It was decided to exclude the replacement of windows from the application (#3)

since there are no specifications given. When the applicant decides to replace them, she will need to receive another COA for the work.

Findings of Fact

Steve Cobb made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-38-2021

- 1) That Peggy Bocanegra, owner, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 428 East Fisher Street and designated within the Brooklyn-South Square Local Historic District.
- 2) The proposed project is not incongruous as detailed in the application and staff findings #1 and #2, and incorporated herein. Staff Finding #3 is excluded from our consideration in this case. Karl Sale, who owns an adjacent property testified that he was concerned the renovation follow the HPC Standards, as did Anne Lyles, who is also an adjacent property owner.
- 3) The findings are subject to conditions #2 and #3 recommended by staff and incorporated herein."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Steve Cobb continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-38-2021 subject to the conditions detailed in the Findings of Fact."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-39-2021, 308 West Monroe Street; Shirley McNeil, Owner; C.J Peters, Applicant/Agent (Parcel ID: 010074)

C.J. Peters was sworn in for testimony.

Request

Approval to construct a rear porch addition.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the West Square Local Historic District:

- 1) The applicant has requested approval to construct a **14' by 12'** porch. The proposed porch will be screened-in and supported by wooden 4" by 4"s. The proposed porch will be constructed in the rear yard, which is appropriate according to Standard 5.4.1. The rear façade has two windows that are smaller than the windows on the house's façade. The windows will be covered by the addition, however, these windows are not significant architectural details of the house, which is consistent with Standard 5.4.2.
- 2) The proposed addition will spread across approximately half of the rear house. The height of the proposed roofline will sit below the roofline that is visible from the front. Therefore, the proposed addition meets Standard 5.4.3 because it will not visually overpower the building.
- 3) The proposed addition utilizes similar frieze board as found above the side windows, similar rafter details found as on the roof, a gable vent as found on the front facade, similar corbels as found on the front porch, and similar double bevel siding found around the house, but the addition is differentiated from the house based on the use of screening. The concrete foundation also differentiates the addition from the existing structure. This meets Standard 5.4.4, which states that additions should not duplicate the historic building so closely as to compromise the integrity of the building, and Standard 5.4.5, which states that additions should be designed to be compatible with the historic building and should utilize design motifs found around the historic structure.
- 4) Standard 5.3.1 states that materials used should be consistent with the materials found in the district. The materials for the proposed addition include wooden siding, roof detailing, and support beams, concrete foundation, and screening. These materials are consistent with the main structure and the district.
- 5) The roofline of the proposed addition will begin where the roofline of the existing house begins. The slope of the roof of the addition will be the same angle as the roof on the house. The concrete foundation will stay level with the existing house's foundation. This design is consistent with Standard 5.4.9.
- 6) A new metal screen door will be installed on the northwest corner of the addition. Metal screen doors are appropriate in the district, according to Standard 3.3.5.
- 7) The black, chain link fence will be trimmed and reused to fit between the addition and the storage shed.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-39-2021 at the house located at 308 West Monroe Street within the West Square Local Historic District (Parcel ID: 010 074) subject to the following conditions:

- 1) All exterior wooden features shall be painted in a color compatible with the existing structure;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies, including but not limited to a Zoning Permit from Development Services;
- 3) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

The Commission questioned staff and the Applicant to understand how the roof slope on the addition compares to the slope on the house. They agreed that the lower pitch on the porch roof will differentiate it from the house according to the standards. Mr. Peters explained that he will use a gutter system to manage water flow.

The side window on the house will be replaced with a door to enter the porch, which can be approved by staff. The Applicant will use a reclaimed door. Commission questioned the use of a metal storm door and wondered if it should be wood, as would follow the architecture of the property. Members interpreted the standards as metal can be used for storm doors, and this door is defined as a screen door, which standards state should be wood.

Public Comment

None.

Deliberation

Deliberation occurred during Applicant testimony. Issue with screen door was resolved. Members decided to amend Staff Finding #6.

Findings of Fact

Steve Cobb made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-39-2021

- 1) That C.J. Peters, agent for Shirley McNeil, owner, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 308 West Monroe Street and designated within the West Square Local Historic District.
- 2) The proposed project is not incongruous as detailed in the application and staff findings numbers 1-7 and incorporated herein. #6 will be modified to specify that a wooden screen door will be installed on the northwest corner of the addition. The applicant will receive a Minow Work COA for the reclaimed wood door that will go between the house and screen porch.
- 3) The findings are subject to the 3 conditions recommended by staff and incorporated herein."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Steve Cobb continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-39-2021 subject to the conditions detailed in the Findings of Fact."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-40-2021, Old Lutheran Cemetery, 525 North Lee Street; City of Salisbury/Right of Way, Owner; Wendy Brindle, Applicant; (Parcel ID: None)

Wendy Brindle was sworn in for testimony.

Request

Approval for installation of new light pole and fixtures.

Identification of Property

Emily Vanek made a staff presentation. The proposed pole and lighting fixtures would be installed in the right-of-way near 525 North Lee Street.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to install a street light and flood light within the right-of-way near Old Lutheran Cemetery. The existing wooden pole will be removed. The new streetlight has been selected to resemble the existing light.
- 2) Both the street light and the flood light will be mounted to one 22' tall, metal pole. The base of the pole will have a decorative, metal cover. The pole, base cover, and street light fixture will have a Salisbury Green finish, similar to lighting fixtures found around the district, and the flood light will be black. The security camera currently located on the wooden pole will be moved to the proposed metal pole. Though the fixture itself is not a traditional style, it matches streetlights found throughout the district. The metal pole and base cover are a traditional style and meet Standard 4.3.10.
- 3) The street light will be mounted 21' 6" on the pole using a 12" straight support arm. The flood light will be mounted at the very top of the pole on a tenon bracket. The security camera will be mounted 20' up the pole, the same elevation it is at now. The location and aiming angle of the floodlight was selected to avoid affecting drivers. These lights meet Standards 4.3.3, 4.3.4, and 4.3.6.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-40-2021 in the right-of-way near Old Lutheran Cemetery located at 525 North Lee Street, and designated within the Downtown Local Historic District subject to the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

Ms. Brindle made a correction to the location of the pole to be replaced. It will be further down the property closer to the railroad track, on the same side of the street as the cemetery. The purpose of the lighting is to provide security for the Fame statue that was moved to the cemetery. It will complement the floodlight placed on the opposite end of the cemetery and provide light for security cameras. Responding to a question as to why the streetlight needed to be moved, Ms. Brindle explained that the new location would provide better light spread for the security cameras.

The street light will be mounted on a 12 foot arm. The flood light will be installed above the streetlight on the same pole.

Public Comment

None.

Deliberation

No issues with the lighting structure.

Findings of Fact

Sue McHugh made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-40-2021

- 1) That Wendy Brindle, agent for the City of Salisbury, owner, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 525 North Lee Street and designated within the Downtown Local Historic District.
- 2) The proposed project is not incongruous as detailed in the application and staff findings numbers 1-3 and incorporated herein. No further evidence or testimony was provided.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Sue McHugh continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-40-2021 subject to the conditions detailed in the Findings of Fact."

Jon Planovsky seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-41-2021, Salisbury Southern Railway Passenger Depot, 304 East Council Street/215 Depot Street; North Carolina Railroad and Historic Salisbury Foundation, Owners; Andy Miller – NCDOT, Applicant; Wendy Brindle, Agent; (Parcel ID: None/010 4340001)

Steve Cobb was recused from the dais.

Request

Approval to construct a new East platform, passenger tunnel, elevators, stairways and related site development.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property. The proposed work would partially be done on the NC Railroad right-of-way and partially on 215 Depot Street, owned by the Historic Salisbury Foundation.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval for the construction of a new platform. The initial design for the project included the construction of an over-the-tracks pedestrian bridge. The project will now incorporate a tunnel to be constructed under the tracks. To reach the tunnel, passengers will use stairways or elevators, proposed to be constructed on both sides of the tunnel.

Elevator Houses

- 2) The proposed elevator houses are rectangular structures with hipped roof cupolas. This is a similar design to the top of the Depot, and is appropriate according to Standard 5.2.4. Each side of the cupolas will have two aluminum louvers with insect screens. Each elevator house will have a lower, shed roof with metal bracket supports facing the train tracks.
- 3) The proposed design for the elevator houses will use red and tan bricks to match the station. Cement board trim is proposed around the cupola. Standard 5.3.2 states that contemporary materials may be considered on a case-by-case basis. Each elevator house will have a cast stone belt course where the cupola meets the elevator house. The roof material will be structural clay tiles. The cupola will have copper gutters and downspouts. The shed roof

will be supported by painted galvanized steel brackets. The proposed materials for the elevator houses meets Standard 5.3.1.

- 4) The materials and design of the elevator houses is similar, but not a direct copy of any element of the depot. This meets Standard 5.3.8.

Stairways

- 5) The proposed stairways to the tunnel have fenced, security mesh sides and clay roofs overhead. The roof will be supported by steel structural columns painted black. Copper gutters with cast iron downspouts painted black will be installed. The stair treads will be constructed of concrete. The handrails will be galvanized steel painted black. These materials meet Standard 5.3.1.
- 6) The fenced mesh is similar to the fencing around the stair opening to the basement of the Depot, but will stand 9' tall. The posts will be painted black and the mesh will be painted red or green to match the doors found around the depot. This design meets Standard 4.4.4.
- 7) Stem mounted lighting fixtures that match the existing fixtures in the platform canopy will be installed above the stairways.

Platform Canopy

- 8) The proposed east platform will be a match of the existing platform. The canopy will be a gable roof with structural clay tiles with round copper gutters. The underside will be constructed with wooden framing to be painted brown and roof deck to be painted a cream color. The canopy will be supported by steel beams to be painted black. These materials meet Standard 5.3.1.
- 9) The light fixtures on the east platform will match existing pendant light fixtures. These fixtures are pedestrian scaled and meet Standard 4.3.9. The signage on the east platform will match the signage on the existing platform. All signs are painted metal signs that will be face mounted (single mounted signs) or soffit or bracket mounted (double sided signs). These signs meet Standards 4.7.3 and 4.7.7.

Site

- 10) The proposed project incorporates additional site work, including the expansion of walkways, fencing, and the installation of light fixtures. Walkways will be constructed of concrete, which is appropriate according to Standard 4.2.10. New fencing around the site will match the existing fencing, and meets Standard 4.4.4. The light fixtures will match the existing lighting fixtures. These fixtures are pedestrian level, cutoff fixtures and provide lighting for the platform. These lights meet Standards 4.3.4, 4.3.6, 4.3.9, and 4.3.10.
- 11) New benches and trashcans will be installed at the east platforms. All site furnishings will match what currently exists at the site, which is appropriate according to Standard 4.1.6.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-41-2021 at the Salisbury South Railway Passenger Depot located at 304 East Council Street and 215 Depot

Street, within the Downtown Local Historic District (Parcel ID: 010 4340001) subject to the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a minor work, prior to commencement of that portion of the project.

Applicant Testimony

Ms. Brindle had nothing to add and offered to take questions from the Commission. She confirmed that parking will be located in the same location, on Depot St. When drawings are complete, they will be available for City staff to review before submitting for bids. The drawings are currently 60% finished. Security measures include fencing to limit access to the platform as well as no entry available to the tunnel from outside the platform.

Public Comment

Steve Cobb confirmed the security measures and added that the station agent will control access to the elevator and stairs.

Mr. Cobb read a statement from the Historic Salisbury Foundation: "HSF has worked closely with the NC Railroad and NCDOT for several years regarding the design of structures for increased railroad passenger traffic in Salisbury. We lobbied for a pedestrian tunnel rather than a bridge and NCDOT agreed to this and has designed a tunnel/pedestrian underpass instead. We believe this design is compatible with the historic structure and the HSF is very proud of the work we've done in restoring the Depot and the architect has gone to great lengths to make sure it is compatible and complements the structure. It is much less invasive than a bridge which would have overwhelmed the original station. HSF has been an ongoing partner in the design process and approves fully of these plans."

In reply to a question regarding an existing tunnel, Mr. Cobb answered that the staircase there now is the entrance to the basement.

Ms. Brindle answered a question regarding plans for landscaping. They are not to that point in the plan yet, but she assumes it will be addressed as the plan gets closer to completion.

Deliberation

The Commission found the elevator houses, stairways, and tunnels to be less obtrusive on the site than the initial pedestrian bridge plan.

Findings of Fact

Sue McHugh made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-41-2021

- 1) That Wendy Brindle, agent for NCDOT and Historic Salisbury Foundation, owners, appeared before the Commission and sought a Certificate of Appropriateness for the properties located at 304 East Council Street and 215 Depot Street and designated within the Downtown Local Historic District.
- 2) The proposed project is not incongruous as detailed in the application and staff findings numbers 1-11 and incorporated herein. Additional testimony was provided by Steve Cobb on behalf of the Historic Salisbury Foundation who worked in concert with the NCDOT in the design of the project and is in favor of it.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.”

Acey Worthy seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Sue McHugh continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Standards that the Commission approve H-41-2021 subject to the conditions detailed in the Findings of Fact.”

Acey Worthy seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Gene Goetz (AYE), William James (AYE), Sue McHugh (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Steve Cobb returned to the dais.

HISTORIC LANDMARK APPLICATIONS

Applications are open, but there are none currently.

MINUTES

Steve Cobb made a motion to approve the minutes from July 15 and July 26. The motion was approved unanimously.

OTHER BUSINESS

Blockwork

This year, the program will have 2 work days, and will be located at the 600 and 700 blocks of South Ellis Street. Tuesday, October 19 will be Lowe’s Red Vest Day and Saturday, October 23 will be the full work day. Blockwork is held during United Way’s Day of Caring. The City won a \$100,000 grant through Lowe’s 100 Hometowns program which will allow the City to expand the number of homes. Due to the larger number of homes, the program needs more site managers, who manage the volunteers assigned to each house. One home is located within the historic district, but work will most likely be minor. The program has worked in historic districts in the past.

HPC Booth at October Tour Restoration Expo

Staff is considering hosting a booth for the HPC to distribute maps and information about the Commission and educate the public about the historic districts in the City. Andrew Walker volunteered to assist in manning the booth. The Expo will consist of vendors including general contractors, landscapers, and people who do specialty restoration work. It will be located in the grand waiting room of the Depot, in the path of visitors picking up their October Tour tickets. The Commission agreed it would be a beneficial promotion for the HPC.

Future Virtual Meetings

Since the City Council has moved to virtual meetings due to the accelerated rate of COVID-19 cases, Members were asked if they would like to move in that direction also. The Commission agreed that the nature of these meetings warranted remaining in person. Efforts such as requiring masks for entry and keeping participants socially distanced will continue.

Special Meeting

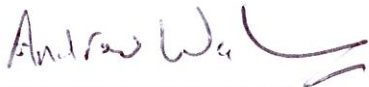
Glenn Dixon, of 112 South Fulton Street was sworn in for testimony. They are requesting a special meeting to bring their case before the Commission because their house is on the October Tour. He is requesting approval for a stamped concrete walkway to replace the gravel one. He would like to have it completed in time for the lawn to be repaired before the Tour.

A COA has been received for the project.


The Commission deliberated and approved the special meeting for August 26 at 5:15 pm.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.



Andrew Walker, Chair



Jennifer Pfaff, Secretary

