



**Minutes
September 14, 2023**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:30 p.m. on Thursday, September 14, 2023, in City Council Chambers at 217 South Main Street.

Present: Steve Cobb, Spencer Dixon, Will James, Sue McHugh, Jeff Richen

Absent: Ellie Goodnow, Marcelo Menza, Jon Planovsky, Larry Richardson

Staff Present: Emily Vanek

CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by the Chair, Sue McHugh.

PURPOSE AND PROCEDURE

The purpose and procedure of the meeting was presented by the Chair, Sue McHugh.

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

None.

Emily Vanek was sworn in.

NEW CERTIFICATES OF APPROPRIATENESS

**H-42-2023, 317 West Thomas Street, William and Patricia Hamaty, Owners/Applicants
(Parcel ID: 015 139)**

Request

Install wooden accessibility ramp off rear porch.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The McCanless-English House was built in 1912 in the Traditional/Vernacular style, and is considered "Contributing" to the West Square Local Historic District.

Staff Findings

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

- 1) The applicant has requested approved to construct a wooden, 16' by 4' accessibility ramp off of the rear porch. The railings of the ramp will be similar to those found on the rear porch. The ramp will have limited visibility from the right-of-way and will be stained a dark brown color, which is consistent with Standards 5.5.1. and 5.5.9.
- 2) The railings and flooring of the back porch will be replaced. The porch flooring appears to be tongue and groove flooring and the replacement flooring should match the existing. The spindle design of the railing will not change, but the height and spacing between spindles will need to be adjusted to meet current codes. Standard 3.5.3. says to replace historic porch materials, including railings and flooring, only when necessary with exact match materials.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-42-2023 at the McCanless-English House located at 317 West Thomas Street (Parcel ID: 015 139), designated within the West Square Local Historic District, subject to the following condition;

- 1) The back-porch flooring shall be replaced with tongue and groove boards that match the existing's appearance and profile.

Applicant Testimony

William (Luke) Hamaty was sworn in. Ms. Vanek mentioned the 1992 COA to remove the rear porch addition as relevant history. Mr. Hamaty clarified the coloring on the existing hand rail, and that the new rails will have the same color scheme, however, due to code regulations, will not include the same fluting design.

In response to questions from members, Mr. Hamaty said the deck was added in the 1990'2, so not original to the house. Flooring is degraded and unsafe, which requires replacement.

Public Comment

None.

Deliberation

Members found the request straightforward, and had no issues.

Findings of Fact

Will James 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-42-2023**

- 1) That **William Hamaty, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **317 West Thomas Street** and designated within the **West Square** Local Historic District
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1-2 and incorporated herein;
- 3) The findings are subject to the 1 condition recommended by staff and incorporated herein.”

Spencer Dixon seconded the MOTION. All members present VOTED AYE (5-0), via voice vote.

Action

Will James continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve H-42-2023** subject to any conditions detailed in the Findings of Fact.”

Spencer Dixon seconded the MOTION. All members present VOTED AYE (5-0), via voice vote.

H-43-2023, 304-330 Depot Street – Railwalk; Lee Street Theater, Ric-Eva LLC, Rowan Investment Company Inc., LS Bradshaw Real Estate LLC, Rouzer Motor Parts Co. Inc., Owners; Sarah Michalec, Applicant (Parcel ID: 010 248 – 010 256)

Request

Improvements to the Railwalk including signage, lighting, benches and trash cans, raised platforms and ramps, and landscaping.

Identification of Property

Emily Vanek made a staff presentation. Railwalk is located in the Downtown Local Historic District.

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 improvements to the Railwalk area. Improvements include the addition of gateway arches, decking, lighting, benches, trash cans, fencing, and bollards. A key preservation goal established in Chapter 7.5 for the Downtown Local Historic District is to encourage active sidewalks and outdoor space through design that incorporates pedestrian amenities such as outdoor dining, street furniture, and landscaping.
- 2) Three gateway arches are proposed at entrances to the Railwalk. The arches are composed of brick, wood, and cast stone, which is consistent with Standard 5.3.1.
- 3) Changes to decking, including the addition of stairs and ramps, changing of railing, and extension areas, are proposed. The handrails will have wood posts with horizontal metal

railings. Standard 5.5.6. says that the design and materials of decks should be compatible with the main building. Standard 5.5.9. says that unfinished lumber should not be the finished appearance of decks.

- 4) Proposed lighting includes tear drop shaped pedestrian scaled lights on posts, sconces on gateway arches, and festoon lighting. Standard 4.3.2. says to select unobtrusive fixtures that are compatible with the site and Standard 4.3.9. says to use pedestrian scaled lighting fixtures in pedestrian areas.
- 5) Additional trash cans, benches, and bollards are proposed. Standard 4.1.6. says to incorporate street furniture that is compatible with the historic character of the district and pedestrian friendly environment.
- 6) New steel trellis and aluminum gate are proposed. Standard 4.4.4. says to construct new fences to be compatible with the historic district and Standard 4.4.7. says that fences should not exceed 6' in the rear yard. The fence is under 6' tall, but the gate is around 8' tall. Both have open designs.
- 7) Signage is proposed to be incorporated throughout, including entrance signage and a sign package for individual businesses. Signage will be composed of wood, which is consistent with Standard 4.7.3. Standard 4.7.7. says that wall signs should be flush on flat surfaces and should not damage historic materials.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-43-2023 at the Railwalk located at 304-330 Depot Street, within the Downtown Local Historic District (Parcel ID: 010 248-010 256), subject to the following conditions:

- 1) Wooden decking shall be stained a color appropriate for the Railwalk area;
- 2) Signage shall be installed through the mortar joints on brick areas.

Applicant Testimony

Bill Burgin, architect for the project, and James Meacham, or Rowan County Tourism Development Authority (TDA) were each sworn in. Mr. Burgin explained that the project's goal was to provide a method for people to move between the businesses, as well as encourage visitors. He has come before the HPC previously for this case; the only change from then is the use of plants instead of a water feature. Mr. Meacham said that the property owners have approved of the plan, and work will begin as soon as they receive approval from the HPC.

Mr. Burgin and Mr. Meacham fielded questions from the board:

- All property to receive work is private, owned by the resident businesses. The TDA is providing funding, and all railings and decks will have a consistent style.
- Regarding the issue of the Lee Street Theater trash can, Mr. Meacham explained that the city is responsible for that can, and overflow from the farmers market is a problem. The TDA would ensure trash is picked up.

- Bench locations along the walk were clarified.
- In response to the concern of homeless camping in the area, the same plan used at the farmers market pavilion will be utilized. Lighting will stay on at night, and utilities will be paid by the TDA.
- The fence located at Lee Street Theater will be repaired and remain to block mechanical units.
- The current sculpture will be moved, and a wood screen added.
- The TDA will provide funds for business owners to install awnings, however, they are not required. Mr. Meacham met with the owners prior to the HPC meeting to review requirements and responsibilities of them and the TDA; all have signed off on the plan.
- The entire area will be wheelchair accessible.
- The purpose of the gate is to provide a mid-way entrance and exit to the walk. Usage would be agreed upon by Rouzer and TDA.

Public Comment

Alan Rouzer was sworn in. He said the parking lot is used by his company for delivery vehicles, and believes that public access is not a good idea.

Kenneth Drye, of the Rebois Club, was sworn in. He emphasized the importance of lighting in the back area; they discourage people from staying too long at night.

Deliberation

Mr. Meacham was asked about Mr. Rouzer's public comment regarding the gate. He said they would work with Mr. Rouzer for a satisfactory result. Staff can approve minor changes. Mr. Rouzer confirmed that the wood fence behind the parking lot would remain.

Members agreed that the request was in line with the original proposal, and were happy with the overall plan.

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-43-2023

- 1) That **William Burgin, agent, and James Meacham, Rowan County TDA,** appeared before the Commission and sought a Certificate of Appropriateness for the properties located at **304-330 Depot Street** and designated within the **Downtown** Local Historic District.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1-7 and incorporated herein; Alan Rouzer indicated that the parking lot is likely not available for an open gate, and Kenneth Drye emphasized that increased lighting is an advantage.

- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.”

Spencer Dixon seconded the MOTION with all members present VOTING AYE (5-0), via voice vote.

Action

Steve Cobb continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission **Approve H-43-2023** subject to any conditions detailed in the Findings of Fact.”

Spencer Dixon seconded the MOTION with all members present VOTING AYE (5-0), via voice vote.

H-44-2023, 317-331 East Liberty Street, Eagle’s Nest III; Shelter Ministries of Rowan County, Owner; Kyna Grubb, Applicant; (Parcel ID: 010 278A, 010 278B, 010 26202)

Request

Restoration of RB Miller ghost sign.

Identification of Property

Emily Vanek made a staff presentation, including COA history. The RB Miller Building, built C. 1910, is classified as “Pivotal” to the Downtown Local Historic District. The new construction is classified as “Non-contributing.”

Staff Findings

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

- 1) The applicant has requested approval to perform restoration work on the R.B. Miller ghost signage on the building located at East Liberty Street. The front façade of the building was preserved, but the rest of the building was rebuilt with the Eagle’s Nest III project. Standard 7.5.13. says that historic advertisements should be preserved when possible. Because it is a restoration of a historic sign, the size, scale, and location are compatible with the architectural character of the former warehouse, which is consistent with Standard 4.7.4.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-42-2023 at Eagle’s Nest III located at 331-339 East Liberty Street (Parcel ID: 010 278A, 010 278B, 010 26202), designated within the Downtown Local Historic District.

Applicant Testimony

Kyna Grubb was sworn in. She said they are honored to be able to restore the sign, as this is how they can honor the Miller family, who donated the building. In response to a question from the board, Ms. Grubb said they preferred the distressed style of restoration.

Public Comment

None.

Deliberation

Members agreed the request straightforward, and enhances the historic character of the structure.

Motion

Spencer Dixon made a 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-44-2023**

- 1) That **Kyna Grubb, agent for Shelter Ministries of Rowan County, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the properties located at **335 East Liberty Street** and designated within the **Downtown** Local Historic District
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1 and incorporated herein.”

Jeff Richen seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

Action

Spencer Dixon continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve H-44-2023** subject to any conditions detailed in the Findings of Fact.”

Jeff Richen seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

H-45-2023, 131 West Council Street, St. Luke’s Episcopal Church; St. Luke’s Episcopal Church, Owner; Robert Black, Applicant; (Parcel ID: 010 568)

Request

Raise brick landing, repair and even landing and walkway; install new sidewalk lights.

Identification of Property

Emily Vanek made a staff presentation, including COA history. Built in 1828, in the Gothic Revival style, St. Luke’s Episcopal Church is classified as “Contributing” to the Downtown Local Historic District.

Staff Findings

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

- 1) The applicant has requested approval to level the existing brick walkway, add brick knee walls, and add sidewalk lighting. The existing brick will be reused and is an appropriate material for walkways according to Standard 4.2.10. A new brick landing will be constructed at the same level as the chapel floor, eliminating the stairs to the door. A new brick staircase will be constructed from the landing to the public sidewalk. The railing is proposed to be a 1½” pipe. Standard 3.5.2, says to retain historic entrance materials and details. Standard 3.8.2, says to meet accessibility requirements in ways that do not diminish historic materials.
- 2) New brick knee walls are proposed to be added along the brick landing. Lighting attached to the knee walls to illuminate the sidewalk is proposed. Standard 4.3.3, and 4.3.4, say to introduce new lighting that does not indiscriminately light areas and provides safe lighting levels that do not overly emphasize the property.

Applicant Testimony

Chad Vriesema was sworn in. He highlighted the areas that would be accessible to people with disabilities.

Public Comment

Luke Hamaty was previously sworn in. He has been a church member since 1986, and testified that the area was used quite frequently. This improvement will provide more opportunity for people to continue to use the building.

Deliberation

Members agreed the request was straightforward.

Motion

Jeff Richen made a 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-45-2023

- 1) That **Chad Vriesema, agent for St. Luke’s Episcopal Church, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the properties located at **130 West Council Street** and designated within the **Downtown** Local Historic District
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1-2 and incorporated herein; Luke Hamaty spoke in favor of the project.
- 3) The findings are subject to the 1 condition recommended by staff and incorporated herein.”

Spencer Dixon seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

Action

Jeff Richen continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission **Approve H-45-2023** subject to any conditions detailed in the Findings of Fact.”

Spencer Dixon seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

H-46-2023, 305 West Innes Street, First Presbyterian Church; First Presbyterian Church, Owner; Bill Burgin, Applicant; (Parcel ID: 010 094)

Request

Waterproofing project that includes the removal and reconstruction of entryway elements, and removal of lower level windows.

Identification of Property

Emily Vanek made a staff presentation, including local historic landmark criteria. The Andrew Murphy house, built in 1854, in the Greek Revival style, is classified as “Contributing” to the West Square Local Historic District.

Staff Findings

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

- 1) The applicant has requested approval to remove and rebuild or reintroduce portions of the front, side, and rear entries, walkways, and landscaping and removal of basement windows to have better drainage and waterproofing.
- 2) The front entry steps and stoop will be removed and rebuilt to match their original 1967 design. Standard 3.5.3. says to replace porch elements when necessary with new that match the original is size, material, and detail.
- 3) Nine basement windows are proposed to be infilled as part of the waterproofing work. Standard 3.3.10. says that it is not appropriate to fill windows if it would diminish the historic character of the building. The windows are currently below grade and covered with grates, and not visible from the right-of-way.
- 4) Portico steps and railings will be removed and rebuilt; railings will be reused. Standard 3.5.2. says to retain original entry elements and Standard 3.5.3. says to replace porch elements when necessary with new that match the original is size, material, and detail.
- 5) Side entry stoop will be removed and rebuilt with a larger footprint. Standard 3.5.3. says to replace porch elements when necessary with new that match the original is size, material, and detail.

- 6) Existing landscaping around sanctuary building will be removed and replaced with similar species. None of the trees that will be removed have a diameter over 18", which is the size that the Standards regulate.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-46-2023 at First Presbyterian Church located at 308 West Fisher Street (Parcel ID: 010 094), designated within the West Square Local Historic District.

Applicant Testimony

Bill Burgin was previously sworn in. He explained the scope of work, and that the request was related to maintenance, and issues with water proofing. There would be minimal visible changes; one material change to limestone to prevent leakage, and other changes due to safety. Landscaping will also help with water-proofing, and plants will be replaced with the same species.

Mr. Burgin verified that the stairs would be replaced with the same material.

Chris Bradshaw was sworn in. He explained the process of window replacement.

Public Comment

None.

Deliberation

Members agreed the request was straightforward and appropriate for safety and protection of the building. The request follows standards.

Motion

Steve Cobb made a 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-46-2023**

- 1) That **William Burgin, agent for First Presbyterian Church, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the properties located at **308 West Fisher Street** and designated within the **West Square** Local Historic District
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1-6 and incorporated herein; Chris Bradshaw provided additional testimony."

Will James seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

Action

Steve Cobb continued, "I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission **Approve H-46-2023** subject to any conditions detailed in the Findings of Fact."

Spencer Dixon seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

LOCAL HISTORIC LANDMARK APPLICATIONS

HL-02-2023, 302 South Fulton Street, Wright-Hobson House; Karen Hobson, Owner; Karen Lilly-Bowyer, Applicant; (Parcel ID: 010 053)

Request

Local Historic Landmark property application.

Identification of Property

Emily Vanek made a staff presentation, including local historic landmark criteria. The Wright-Hobson house, built in 1912, in the Neo-Classical style, is classified as “Contributing” to the West Square Local Historic District.

Local Historic Landmark Criteria

Local Historic Landmark—Property (LHL-P): A building, structure, site, or object, which may or may not be listed on the National Register of Historic Places, and is an outstanding example of a historic resource and is intended to be recognized for its architectural integrity. In addition to documented special significance, these properties maintain the highest degree of integrity and are further recognized for their rarity among properties in Salisbury.

Criteria to Establish a Local Historic Landmark Overlay.

Special significance

- Criterion A: Association with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Association with the lives of significant persons in our past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Yield or may be likely to yield, information important in history or prehistory.

Integrity

- Location: Where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- **Feeling:** The property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.

Criteria to Designate as a Local Historic Landmark—Property (LHL-P)

- The proposed property must be found to have special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criteria, as defined in this section.
- The proposed property must be found to have integrity in all seven aspects.

Staff Findings

Special Significance

The applicant is requesting consideration for Local Historic Landmark-Property designation for the Wright-Hobson House under Criteria C. The house is the only red brick Neo-classical house in Salisbury and was designed by architect Louis Asbury who was a prolific architect in the Charlotte-area and is often considered the first professional North Carolina based architect.

Integrity

Staff finds that the Wright-Hobson House retains integrity in all seven aspects.

- Location – The house has not been moved and sits at its original location.
- Design – The Neoclassical design of the house has been retained. Though wooden roof line balustrades have been removed, the house retains the majority of features that illustrate the Neoclassical style in terms of massing, textures, and spatial relationships. Distinguishing Neoclassical details like full height entry porch with lower full width porches, ornate front door, and cornices are found on the house.
- Setting – The house remains on a corner lot within the West Square neighborhood. The house sits on its original parcel surrounded by period landscaping elements.
- Workmanship – The full height entry porch with lower full width porches is an uncommon subtype of the Neoclassical design that was most popular before WWI. The detailing of the cornices and stained glass windows, use of vernacular brick and granite, and wooden windows, doors, and other detailing reflect the period in which the house was constructed.
- Materials – Vernacular materials, such as granite keystones around the front door, steps on the front entry and porch, and windows sills and red brick, are found on the house and are well preserved. There have been very few changes to the house, and none affect the materiality of original features.
- Feeling – The house retains many original details, materials, and workmanship that allow the property to express its historic character.

- Association – The house retains its association with Louis Asbury. The Neoclassical style is one which he was especially known for and notable features of Asbury’s designs, like red brick and classical detailing, are present on the house. Other known Louis Asbury designs in Salisbury are the Yadkin Hotel and Eastover.

Designation

The landmark application report proposes the entire exterior of the house and accessory structure to be included in the landmark designation. Since the property is within the West Square Local Historic District, the exterior of all buildings and site features will still be subject to the Certificate of Appropriateness process and the Local Historic Design Standards, regardless of landmark designation.

No portions of the interior have been proposed for designation. Since the property is located within a Local Historic District, the Landmark designation would not create additional protections of historic features.

HPC Action

The HPC shall make a recommendation to City Council whether the property has been found to exhibit special significance and integrity worthy of the Local Historic Landmark – Property designation.

Applicant Testimony

Karen Hobson answered questions regarding similar houses, as well as their architects and history. She provided a short presentation of the history of the house, and reasons for its designation of landmark status.

Motion

Sue McHugh made a MOTION, “I move that the Commission find that the Wright-Hobson House at 302 South Fulton Street retains special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criterion and all seven aspects of integrity to qualify as a Local Historic Landmark – Property and recommend approval of Local Historic Landmark status to the Salisbury City Council.”

Spencer Dixon seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

HL-04-2023, 203 West Bank Street, Murdoch-Wiley House; Carol Palmer, Owner; Karen Lilly-Bowyer, Applicant; (Parcel ID: 010 053)

Request

Local Historic Landmark property pre-application.

Identification of Property

Emily Vanek made a staff presentation, including local historic landmark criteria. The Murdoch-Wiley house, built in 1869, in the Italianate style, is classified as “Pivotal” to the West Square Local Historic District and the Salisbury National Register District.

Local Historic Landmark Criteria

Local Historic Landmark—Property (LHL-P): A building, structure, site, or object, which may or may not be listed on the National Register of Historic Places, and is an outstanding example of a historic resource and is intended to be recognized for its architectural integrity. In addition to documented special significance, these properties maintain the highest degree of integrity and are further recognized for their rarity among properties in Salisbury.

Criteria to Establish a Local Historic Landmark Overlay.

Special significance

- Criterion A: Association with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: Association with the lives of significant persons in our past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: Yield or may be likely to yield, information important in history or prehistory.

Integrity

- Location: Where the historic property was constructed or the place where the historic event occurred.
- Design: The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: The physical environment of a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Feeling: The property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.

Criteria to Designate as a Local Historic Landmark—Property (LHL-P)

- The proposed property must be found to have special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criterion, as defined in this section.
- The proposed property must be found to have integrity in all seven aspects.

National Register Nomination Description

1975 NRN: Italianate details. 2-story house with attic on raised basement; of brick laid in common one-to-three bond. Gable roof underlined by handsome paired brackets. Cupola in center of roof. Brick pilasters divide facade into five bays, Much of original 6/6 sash intact. Elaborate cast iron balcony on porch roof deck, center bay, second level. Porch, main façade has elaborate pierced balustrade with fleurs-de-lis. Said to be first house in town with running water. Currently undergoing restoration. Notable stencil work inside.

Staff Findings

Special Significance

The applicant is requesting consideration for Local Historic Landmark-Property designation for the Murdoch-Wiley House under Criteria C for its Italianate style and association with builder and stonemason, William Murdoch.

Integrity

Staff finds that the Murdoch-Wiley House retains integrity in all seven aspects.

- Location – The house sits where it was originally constructed and has not been moved.
- Design – The Italianate style is known for elaborate designs in windows, cornices, porches, and doorways. On the house, windows with granite crowns, grouped columns on the porch with matched brackets above, which is repeated above the pilasters on the second floor, and the front doorway with sidelights distinguish the Italianate design. The house also reflects the phasing of Italianate design, from simple detailing, shown in the windows, preferred from 1840's to 1860's, to more High Victorian preferences, shown in the front porch, from 1860's to 1880's. The surviving Belvidere is a rare occurrence in Italianate houses.
- Setting – The house remains on a corner lot within the West Square neighborhood. The house sits on its original parcel surrounded by period landscaping elements.
- Workmanship – The house is an example of the common simple hipped roof subtype of the Italianate style, with less common stenciling work, and rare surviving Belvidere. The craftsmanship of the stenciling has been well preserved. Vernacular brick and granite are used throughout the house and prepared by stonemason William Murdoch, who was both builder and first owner of the house.
- Materials – Wooden windows, columns, balustrade, and brackets and vernacular brick and granite have been well preserved.
- Feeling – The house retains many original details, materials, and workmanship that allow the property to express its historic character.

- Association – The house retains its association with its builder, William Murdoch. William Murdoch came to North Carolina from Scotland in the 1830’s to work on the North Carolina State Capitol and moved to Salisbury in the 1850’s. He is known as a bridge builder, and constructed Grant’s Creek Viaduct and Yadkin River Railroad Bridge (no longer standing) in Salisbury and built the Murdoch-Wiley House in 1869.

Designation

The landmark application report proposes the entire exterior of the house and accessory structure to be included in the landmark designation. Since the property is within the West Square Local Historic District, the exterior of all buildings and site features will still be subject to the Certificate of Appropriateness process and the Local Historic Design Standards, regardless of landmark designation.

No portions of the interior have been proposed for designation. Since the property is located within a Local Historic District, Landmark designation would not create additional protections of historic features.

HPC Action

The HPC shall determine if the Murdoch-Wiley House is likely to exhibit special significance and integrity worthy of the Local Historic Landmark – Property designation.

Applicant Testimony

Karen Lilly-Bowyer made a short presentation, and emphasized the importance of owners who are involved and knowledgeable about their house; the current and previous owners are both very much so.

In response to a question from the board, Ms. Lilly-Bowyer said only the exterior is being considered for landmark status because the report on the interior would be extremely laborious. The ultimate intention is to pursue national register designation, which would include the interior.

Motion

Sue McHugh made a MOTION, “I move that the Commission find that the Murdoch-Wiley House at 203 West Bank Street is likely to have special significance for its historical, prehistorical, architectural, or cultural importance in at least one of the special significance criterion and all seven aspects of integrity to qualify as a Local Historic Landmark – Property and accept the landmark pre-application.”

Will James seconded the MOTION. The motion carried with all members present VOTING AYE (5-0), via voice vote.

OTHER BUSINESS

Committee Reports

Grants Committee

HPI grant applications are due September 15, 2023; the committee is scheduled to meet September 19 at 4:00 pm at the City Office Building, 132 North Main Street.

Cultural Preservation Committee

Ms. Vanek plans to meet with the DEI Director.

West Square Local Historic District

A request has been made to remove a portion of 612 South Main Street from the West Square Local Historic District. Ms. Vanek explained the reasoning behind the request, and the procedure to have it removed. Members discussed the pros and cons of the request, and Spencer Dixon made a MOTION to remove the property, and allow the report from SHPO to commence. Jeff Richen seconded the motion, and all Members voted AYE via voice vote.

Minor Works Report

After Ms. Vanek explained the justification for an entry, all members present voted AYE via voice vote.

Approval of Minutes

Spencer Dixon made a motion to approve the August, 2023 minutes. Steve Cobb seconded the motion. All members present voted AYE via voice vote.

ADJOURNMENT

The meeting adjourned at: 8:00 pm. The next meeting will be held on Thursday, October 19, 2023, in City Council Chambers.

Sue McHugh, Chair

Jennifer Pfaff, Secretary