



**Minutes
September 9, 2021**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:15 p.m. on Thursday, September 9, 2021, at 217 South Main Street in the Council Chamber.

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

Absent: Gene Goetz and Larry Richardson;

Staff Present: Graham Corriher, City Attorney; Hannah Jacobson, Jenni Pfaff, 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**

Andrew Walker recused himself from H-48-2021, as he is the applicant.

NEW CERTIFICATES OF APPROPRIATENESS

H-43-2021, 519 South Fulton Street; Stephen and Lina Drinkard, owners/applicants (Parcel ID: 015 168)

Rehearing

Emily Vanek was sworn in.

Request

Enclosure of existing screened-in porch with glass.

Evidence in Support of Rehearing

The rear porch proposed to be altered has since been found to not be an original fixture of the Samuel T. Trexler House. The porch is an addition that is believed to have been added in the 1950-70's based on the use of broken tile flooring. The front porch and a small portion of the back porch have slate flooring, further suggesting that the porch is an addition. The brick foundation of the porch has a crease where it meets the rest of the foundation. This shows that the porch is not a historic feature of the house itself. The decision for denial was based on Standards 3.5.2 and 3.5.6.

Ms. Vanek showed photographs in support of the evidence.

Applicant Testimony

Steve and Lina Drinkard were sworn in.

Ms. Drinkard explained that the smallest framing was used, in keeping with the standard and the change in this new request to use bronze framework for the back porch is in keeping with the standard, which she quoted. They believe that the use of aluminum (a suggested material) in the framing follows the guideline of minimal use of materials and that the guideline requiring no significant elevation is followed by the fact that the porch is not visible to neighbors or from the street at any angle. The broken tile floor is a significant feature, therefore, it will remain intact. Ms. Drinkard added that the screens will remain, but they need to enclose it with glass due to severe allergies of household family members.

In answer to questions from members, they confirmed that the door leading from the porch into the house indicates it was a later addition and would remain. Mr. Drinkard said the wood siding at the top of the porch would be retained. They clarified that the integrity of the porch would be maintained by following the current lines with the aluminum framing.

Deliberation

Mr. Walker reminded that the members needed to see a substantial change to the original request in order to approve the rehearing. Will James commented that there is substantial evidence that the structure was not original and cannot be seen from outside the house. Had he been in attendance at the previous hearing, he would have permitted it. Mr. Walker explained that the original plan to use aluminum would have made the construction look too modern for the architecture of the house. However, the porch is clearly an addition.

Motion for Rehearing

Sue McHugh made the following MOTION, "I have reviewed the evidence provided for a rehearing for HPC Case #H-26-2021. There has been sufficient changes presented in the facts, evidence, and conditions of the case. I, therefore, move that the Commission allow a rehearing of the case as HPC Case #H-43-2021."

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

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Certificate of Appropriateness

Request

Enclosure of existing back porch with glass.

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 is proposing to install glass windows and doors on the existing screened, rear porch. The porch is currently enclosed with screens with wooden trim. The existing screens would be removed and hauled away. The walls of the porch would be reframed. The framing is proposed to be constructed of aluminum in a dark bronze color. Metal is an appropriate material, according to the Standards in Chapter 3.1: Materials.
- 2) Sliding windows, transom windows, glass knee walls, and swing doors will be installed. The windows and the doors will be constructed of glass and aluminum in a bronze color. The darker bronze color was selected to make the framing less visible and to match other metal elements on the rear portion of the house. The archways, which may be considered to be architecturally significant details of the house, will not be altered for the enclosure. One will be untouched, while the other will have a transom window and door installed inside.
- 3) Standard 3.5.6 states that while the enclosure of rear porches is discouraged, if enclosure is required for a new use, the design of the enclosure should preserve historic features of the porch. The windows and doors on the inside of the porch would not be affected by the enclosure.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-44-2021 at the Samuel T. Trexler House located at 519 South Fulton Street, within the West Square Local Historic District (Parcel ID: 015 168) 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

Public Comment

None

Deliberation

Clearly the materials used with the new color will retain the historic integrity of the house, and make the porch very difficult to view from outside the property. It is also clear that the porch is not an original feature.

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-43-2021**

1. That Stephen and Lina Drinkard, owners/applicants, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 519 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 1-3 and incorporated herein; no additional findings were offered, and there was no further testimony.
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), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (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-43-2021 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), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-44-2021, Leo Wallace Sr. House, 301 West Fisher Street; Sherry and Steve Beck, Owners/Applicants; (Parcel ID: 010 089)

Sherry and Steve Beck were sworn in for testimony.

Request

Install historic stained glass and wood door unit that includes side lights and transom. Representative of original wood doors at this location. Replace clear glass on back entry door with historic stained glass.

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 West Square Local Historic District:

- 1) The applicant has requested approval to install a wooden door with stain glass panels in place of a window. The applicant has supplied a photo of the house that show there was once a door in place where the window is now. The existing window does not match the rest of the windows on the house.
- 2) The applicant has requested approval to replace a door window pane with stained glass. The wooden door would remain installed. The stained glass design would be similar to the design of the proposed side door.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-44-2021 at the Leo Wallace Sr. House located at 301 West Fisher Street, within the West Square Local Historic District (Parcel ID: 010 089) 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

Small window to be replaced is in the original door, and it is located in the back of the house. The only person who can see it is their neighbor. Ms. Beck explained that they would like to use stained glass in the door for privacy. Replacing the clear glass will not require any modification to the door.

In the 1916 photo shown of the house from shortly after its construction, a door is shown to be originally in the space they would like to replace a window. The door was purchased in England and will replace the entire window, and the transom will remain. The side windows will remain, since the door is not wide enough to fit the entire opening, and the door will be painted.

Replacement door is Victorian style. Ms. Beck explained that even though the house is Mission style, there is not one Mission element on the inside of the house.

Mr. Menza asked how the existing lighting would be incorporated into the new door structure. Mr. Beck explained that there was enough room to install the side lights.

Side transoms will be replaced with glass. Commission recommended replacing them with stucco inserts.

Mr. Worthy expressed a concern about changing the opening, and whether it was allowed in the guidelines. The original space has already been changed, so the guidelines allow for this.

Public Comment

Davis Cooke, a neighbor, was sworn in. His side door is 20 feet away from the back door that is the subject of the proposed window replacement. He approves of both requests.

Deliberation

Regarding the door replacement, the Commission agreed that replacing the side pieces with stucco would be successful. Since the current window was already a modification, the request does not contradict the standards of change. The discussion of the difference in style between the house (Spanish Mission) and the door (Victorian) concluded that since the house consists of a patchwork of other styles, it shouldn't be held to a standard of pure Spanish Mission.

Regarding the window glass replacement, Standard 3.3.11, that clear glass cannot be replaced with tinted glass was discussed. The Commission concluded that tinted and stained glass are not the same.

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-44-2021**

- 1) That Sherry and Steve Beck, owners/applicants, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 301 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 findings numbers 1-2 and incorporated herein. Additional testimony was provided by Davis Cooke, an immediate neighbor, who approves of both the back door glass change and the side door change from window to an antique door.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein. Considerations are that a side window was already a modification from an original door and the proposed door is more in keeping with the original architectural design. The addition of the proposed door will offer some modifications to the existing window opening that will entail the side lights being removed and filled with stucco to match the house."

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

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (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-44-2021 subject to the conditions detailed in the Findings of Fact.”

Steve Cobb seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Staff confirmed that the applicant would need to request a COA if using a material other than stucco for the infill.

H-45-2021, Murphy House, 229 West Bank Street; David Garling and Frank Labagnara, Owners/Applicants; Steve Beck, Agent (Parcel ID: 010 165)

Request

Alter existing deck on back of home adding columns and standing seam tin roof over the entrance (10’ x 16’).

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 request approval to install four columns on the rear deck. The columns will be constructed of wood. The use of columns is consistent with the design of the house.
- 2) The applicant has requested approval to install a roof above the rear deck. The roof would be a flat style with standing seam tin roofing material. The standing seam tin has been proposed to match the roofing material on the rear addition. Standard 5.4.8 states that new roofs should be consistent with the roof of the building and roofs in the district.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-45-2021 at the Murphy House located at 229 West Bank Street, within the West Square Local Historic District (Parcel ID: 010 165) 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

The owners want shelter coming into the house. The current steps are too steep and will be lowered. Deck will also be lowered to accommodate the lower steps and provide appropriate headroom. The design will be similar to a pergola.

Steps will be added under the door to the lowered deck, and will follow the width of the door. The upper deck will be removed and rebuilt, most likely with reused materials.

The roof will be similar to the one already there. Columns will match square columns seen on the addition in the back of the house, with two half columns placed against the house. Owner has requested square columns.

The addition will be painted. Color has not been decided yet. The lattice currently under the deck will remain.

Public Comment

Davis Cooke provided a history of the house and its various additions. He is in favor of the request, and recommended square columns.

Deliberation

The Commission agreed that since the house has had many additions throughout its life, this plan should follow guidelines, however, the sketches provided did not give sufficient information for them to make a decision. Mr. Beck agreed to provide more detailed drawings for review during the next scheduled Commission meeting on November 10.

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-45-2021**

- 1) That Sherry and Steve Beck, agents for David Garling and Frank Labagnara, owners/applicants, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 229 West Bank Street and designated within the West Square Local Historic District.
- 2) The proposed project is detailed in the application and staff findings numbers 1-2 and incorporated herein. Additional evidence was provided by Davis Cooke, who described the original design of the home and the multiple additions at the back of the home, including

the rear addition that the new porch modifications will attach to. He approves the square columns and is in favor of the added roof elevation and step changes. Sherry Beck confirmed that the colors of the project would primarily match the white of the house with dark lattice and floors.

- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein. Additional consideration to be applied is that the Commission suggests the plain columns that match the existing balusters. The Commission feels there is not enough evidence to make a determination at this point.”

Steve Cobb seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (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 table H-45-2021 to the date of November 10, 2021 to gather the following additional evidence: more detailed drawings with specifics.”

Steve Cobb seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-46-2021, 115 and 117 East Innes Street; Michael Young, Owner\Applicant (Parcel ID: 105 521)

Michael Young was sworn in for testimony.

Request

Approval for construction of a handicap ramp and new step directly in front of a recessed front entry. Ramp to be concrete, railings to be pipe rail, painted black. Ramp and railings to match the existing ramp on the adjacent storefront.

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 Downtown Local Historic District:

- 1) The applicant has requested approval to construct a concrete ramp and concrete step at the front entry of the building. This ramp will be identical to the ramp on 113 West Innes

Street. The ramp and railings, which is an open design, will not obscure or alter the architectural detailing of the façade. This design, therefore, meets Standard 3.8.2 and 3.8.5.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-46-2021 at the located at 115-117 East Innes Street within the Downtown Local Historic District (Parcel ID: 105 521) 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

This is the former home of the Smokepit Restaurant. Mr. Young explained that the property was originally two separate spaces, and they intend to return it to that set-up. Approval of the request will allow them to duplicate the existing ramp on the other side. The original granite in the steps will remain, and concrete will be poured on top, as a barrier, which can be removed in the future. A barrier will be utilized between the granite and concrete to preserve the granite. Mr. Young will defer to his contractor for an appropriate barrier.

Public Comment

None.

Deliberation

The request is very straightforward, however, the Commission would like the Applicant to ensure a barrier is placed between the original granite and concrete to be placed on the steps.

Findings of Fact

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-46-2021**

- 1) That Michael Young, owner/applicant, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 115 and 117 East Innes 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; additional testimony was provided by the Applicant.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein. The contractor will apply an appropriate barrier between the existing granite and concrete being poured that would preserve the granite in case it is ever removed.”

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

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (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-46-2021 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), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

H-47-2021, 223 West Bank Street; Leah and Shawn Campion, Owners/Applicants; Brian Pfaff, Agent (Parcel ID: 010 166)

Brian Pfaff and Leah Campion were sworn in for testimony.

Request

Approval for replacement of porch flooring and ceiling with Aeratis composite flooring and ceiling board.

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 incongruous with the character of the West Square Local Historic District:

- 1) The applicant has requested approval to replace the existing wooden porch flooring and ceiling with composite materials. The proposed composite materials are Aeratis products. The proposed materials mimic materials that would have historically been used – wooden tongue and groove planks and wooden ceiling board – in dimension, shape, color, pattern and texture. The material is not composed of wood, and is therefore not consistent with Standard 3.5.2. Per Standard 3.1.10, the use of a synthetic material can be reviewed on a case-by-case basis.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission deny H-47-2021 at the located at 223 West Bank Street within the West Square Local Historic District (Parcel ID: 010 166).

Applicant Testimony

Mr. Pfaff provided a sample of the composite material to be used, and explained that even though it is not wood, it will be placed on a horizontal surface. He suggested that the Commission consider allowing this type of material for areas, especially horizontal surfaces, exposed to the elements as a way to help preserve historic properties. It will help homeowners avoid replacing porches every 10 to 12 years.

Ms. Campion spoke to the history of replacements to the house, and remarked that they have been approved twice for alternative materials. No vinyl has been used, however, Hardie Board plank was installed in a prior project. It is her opinion that due to weather and issues with obtaining quality wood, that alternative materials should be considered to provide protection against degradation and rot.

In response to questions from the Commission, Mr. Pfaff and Ms. Campion said that the reason for replacing the ceiling with composite is that the current ceiling has no vents and is warped. The former owner did not preserve the ceiling well, which has resulted in heat and moisture damage. Current leaks have been corrected and the project will provide better ventilation. The same product will be used for both projects.

The floor will be painted, as this product accepts paint better than stain. Mr. Pfaff has suggested that the floor be removed and a new floor installed with supports added to the new flooring with 16” center joists. Banding will be used at the top of the steps. The vendor makes trim pieces.

Public Comment

None

Deliberation

The Commission discussed the two elements of the request: ceiling and floor. They are in the process of updating standards regarding composite material for flooring, and have previously approved unfinished composite for a previous case.

The Commission agreed that weather issues and evidence that the wood on the porch is not original provided a mitigating circumstance to allow the material for the porch floor. However, the discussion led the members to conclude that composite material is not appropriate for the ceiling, since taking actions to protect it from the elements would allow for wood to be used as is the guideline.

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-47-2021**

- 1) That Brian Pfaff, agent for Leah and Shawn Campion, owners/applicants, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 223 West Bank 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 and incorporated herein as pertains to the floor of the porch. The proposed project **is incongruous** as detailed in the application and staff finding number 1 and incorporated herein as pertains to the ceiling of the porch. No additional evidence was provided.”

Steve Cobb seconded the MOTION with all members present VOTING AYE. (7-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE), and Acey Worthy (AYE).

Action

Will James 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-47-2021 subject to the conditions detailed in the Findings of Fact the application as pertains to the floor of the porch.

Deny H-47-2021 as pertains to the ceiling of the porch, which should be wood and replaced by a similar material.”

Sue McHugh seconded the MOTION with members VOTING AYE. (6) and NAY (1)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (NAY), and Acey Worthy (AYE).

H-48-2021, Stokes-Snider House, 324 North Fulton Street, Andrew Walker Owner/Applicant; (Parcel ID: 006 366)

Andrew Walker was recused from the dais and sworn in.

Request

Approval to reconstruct brick wall, add new brick wall, install iron garden gate, and replace brick patio with stamped concrete.

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 Ellis Street Graded School Local Historic District:

- 1) The applicant has requested approval to reconstruct the pierced brick wall in the south side yard of the property. A section of the existing wall has been partially demolished due to a recent tree removal. A majority of the wall is unstable or partially collapsed. The applicant has proposed a new design for the wall that will add two courses of brick, one course at the

top and one course at the bottom, to the original design, making the wall six feet tall. The proposed design also incorporates double walls for added strength. The proposed wall design meets Standard 4.4.2, because it utilizes a similar design and matching materials as the existing wall.

- 2) Additionally, the applicant is requesting approval to install an iron garden gate. The gate will be located between the house and the garage and lead to the southern side yard. The design of the gate will be similar to the existing gate that leads from the side yard to the front yard. Two brick columns will be constructed on either side of the gate. This design meets Standard 4.4.4.
- 3) The property has a brick patio in the west side yard. The applicant has requested approval to replace the patio with stamped concrete. The stamped concrete will be a basket weave pattern stained red. An example a stamped concrete patio built by the proposed contractor at 111 North Main Street within the Downtown Local Historic District was submitted with the application. Standard 4.2.10 states that typical walkways are made of brick, stone, or similar materials.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-48-2021 at the located at 324 North Fulton Street, within the Ellis Street Graded School Local Historic District (Parcel ID: 006 366) 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

There are three elements to the request:

Gate: Mr. Walker would like to replicate the gate in the front of the property, using steel. The design will be similar and will be used to separate the patio from the parking lot for the privacy of guests.

Wall: When Mr. Walker purchased the house, the wall was wrapped around a tree and already in bad repair. The tree has since been removed and that section of the wall has been taken down. The proposed wall will be sturdier, with two layers of brick at the top and bottom, and lattice brick in the center. The lower edge of the wall will be hidden by boxwoods.

Patio: The brick patio is in poor shape, and Mr. Walker doesn't believe it is a defining element of the house, which should allow for the stamped concrete replacement. Drainage will be addressed during installation. The concrete path will remain.

All brick for the two projects will be new.

In response to questions from the Commission, Mr. Walker answered that the patio pattern will be the same as the existing brick, which is a basket weave. The height of the new gate will be approximately the same as the existing one in the front.

Mr. Walker was asked to ensure the contractor provides a variety of color variance and texture to mimic brick. Mr. Walker brought a photo of a similar stamped concrete patio that shows that kind of variance. The photo revealed smooth edges against the wall due to the inability of the stamp to reach the edge.

Public Comment

None.

Deliberation

Regarding the patio, the Commission expressed the need to consider stamped concrete in their standards update. The discussion centered on whether the patio is a character defining trait of the house. Mr. Walker stated that landscaping was probably the original feature of that area.

The Commission agreed that it was advantageous to strengthen the wall using a similar style. The challenge will be to locate matching brick for the gate. When asked about preservation of the old brick, Mr. Walker said the contractor didn't think it had intrinsic value, but he will consider saving it for donation.

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-48-2021**

- 1) That Andrew Walker, owner/applicant, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 324 North Fulton Street and designated within the Ellis Street Graded School 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."

Will James seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (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-48-2021 subject to the conditions detailed in the Findings of Fact.”

Will James seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Steve Cobb (AYE), Will James (AYE), Sue McHugh (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), and Acey Worthy (AYE).

Andrew Walker returned to the dais.

HISTORIC LANDMARK APPLICATIONS

Applications are open, but there are none currently.

OTHER BUSINESS

Minor Works Report

Mr. Cobb asked to verify the COA for a privacy fence for 229 West Bank Street. Ms. Vanek confirmed that the COA was for a white privacy fence in the back only. White is an approved color.

Approval of Minutes

August 12 and August 26. Sue McHugh moved to approve the minutes and Jon Planovsky seconded the motion. Both minutes were approved unanimously.

Historic Preservation Incentive Grants

Applications are due Friday, October 1. Postcards are available to distribute among members’ neighbors. A Grants Subcommittee to award the grants will need to be formed. It typically includes two members from HPC and two members from the Community Appearance Commission (CAC). Sue McHugh and Marcelo Menza volunteered to be on the subcommittee.

HPC Booth at OctoberTour Restoration Expo

Ms. Vanek updated the Commission on materials for the Expo. COA brochures are finished, and others are nearly done. A large map depicting the historic districts will also be designed. Mr. Cobb reported that the Expo may be canceled due to Covid issues. If so, the materials will be helpful for other promotional opportunities.

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. The program is currently recruiting volunteers. And a sign-up form is available on the website: <https://salisburync.gov/Government/Community-Planning-Services/Urban-Design/BlockWork>

Two hour shifts are available from 8:00 am – 6:00 pm. Breakfast, lunch, drinks and snacks will be provided.

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.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Andrew Walker, Chair

Jennifer Pfaff, Secretary