



**Minutes
October 13, 2022**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:30 p.m. on Thursday, October 13, 2022, at City Council Chambers, 217 South Main Street.

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

Absent: Ellie Goodnow, Larry Richardson

Staff Present: Graham Corriher, Jenni Pfaff, and Emily Vanek

CALL TO ORDER AND INTRODUCTIONS

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

PURPOSE AND PROCEDURE

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

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

No ex parte communication or conflict of interest was reported.

Emily Vanek was sworn in.

NEW CERTIFICATES OF APPROPRIATENESS

H-50-2022, 126 East Steele Street; Gene Goetz, Owner/Applicant; (Parcel ID: 011 398)

Request

Replace back landing with Hardie board planks.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The Mary Steele Scales House was built in 1893 in the Late Victorian style, and is considered "Pivotal" to the North Main Street Local Historic District.

Staff Findings

Staff finds the following element 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 replace the wooden landing leading from the back door to the rear yard with Hardie board planks. Standard 3.5.5 says that synthetic material may be considered for deck flooring if it has the visual properties of wood and will be painted or stained, but this Standard only relates to the flooring material, not the handrails.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-50-2022 at the Mary Steele Scales House located at 126 East Steele Street, within the North Main Street Local Historic District (Parcel ID: 011 398), subject to the following condition:

- 1) The handrail of the landing shall remain wood.

Applicant Testimony

Gene Goetz was sworn in. Mr. Goetz testified that the decking needs to be replaced due to the fact that water drains underneath, and the area remains damp. He explained that the deck was installed by the previous owners, and is almost completely invisible from the street.

In response to questions from the Board, Mr. Goetz said the band board and decking would be constructed of Hardie board, in the same design. The current hand rail will remain.

Public Comment

None.

Deliberation

Members agreed the project meets the new Standards, that addressed Hardie board construction.

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-50-2022**

- 1) That **Gene Goetz, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **126 East Steele 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 finding number 1 and incorporated herein. No further evidence was provided.
- 3) The findings are subject to the 1 condition recommended by staff and incorporated herein."

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

Action

Sue McHugh 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-50-2022** subject to any conditions detailed in the Findings of Fact.”

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

H-51-2022, 904 Richard Street, Gene Goetz, Applicant; Eric Jones, Owner; (Parcel ID: 011 164)

The applicant did not have signed agent form from the owner, so the case was tabled.

H-52-2022, 329 East Bank Street, Wilnie Angibeau, Owner; (Parcel ID: 019 008)

The applicant did not attend the meeting, so the case was tabled.

H-53-2022, 110 West Innes Street, Glenn Hayes, Applicant; Southern Preservation Co., LLC, Owner; (Parcel ID: 102 473)

Request

Demolish chimney.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The Old Post Office Building was built 1890 - 1910, in the Romanesque Revival style, and is considered “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 remove a chimney located on the rear elevation of the building. Standard 3.1.2. and 3.4.1 say to retain all historic materials and character defining features and original architectural features, such as chimneys. However, the chimney is in disrepair and breaking away from the wall and not visible from the front.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-53-2022 at the Old Post Office Building located at 110 West Innes Street, within the Downtown Local Historic District (Parcel ID: 102 473).

Applicant Testimony

Glenn Hayes was sworn in, and had nothing to add.

In response to questions from the Board, Mr. Hayes explained that his architect recommended removing the chimney, as there is a 1-2-inch gap from it to the wall. Investigation concluded that the chimney was added later, but he has no idea of the time period. He will make every effort to salvage the brick when the chimney is demolished.

Public Comment

None.

Deliberation

Members discussed alternatives to demolition, but agreed the chimney should be removed for safety reasons. Exposed brick should be repaired, and as much material salvaged as possible.

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-53-2022**

- 1) That **Glenn Hayes, agent for Southern Preservation Co LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **110 West 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; testimony indicated that the chimney appears to be unattached, and added at a later date.
- 3) As an additional condition, the Applicant is to repair exposed brick, and salvage brick from the demolished chimney if possible."

Steve Cobb seconded the MOTION with all members present VOTING AYE (6-0), via voice vote.

Action

Sue McHugh 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-53-2022** subject to any conditions detailed in the Findings of Fact."

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

H-54-2022, 201 West Fisher Street; Don Bringle, Agent; Rowan County, Owner; (Parcel ID: 010 157)

Request

Install flagpole.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The Rowan County Library was built in the early 1960's, in the Georgian style, and is considered "Non-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 install a 40' aluminum flagpole in front of the main entrance of the library building. Standard 5.3.1 says to use materials commonly found in the historic district. The flagpole will be located in the center of the flowerbed in the brick walkway. Standard 4.1.6. says to incorporate street furniture in public spaces that are consistent materials and design with others in the district.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-54-2022 at the Rowan County Library located at 201 West Fisher Street, within the West Square Local Historic District (Parcel ID: 010 157).

Applicant Testimony

Don Bringle was sworn in, and had nothing to add.

In response to questions from the Board, Mr. Bringle said they would like to install recessed lighting, and chose the specific location due to the smaller amount of work involved for installation. Rowan County has requested flag poles be installed at all library branches due to the recent public conversations regarding a flag at the Bell Tower Green Park.

Public Comment

None.

Deliberation

Members agreed the request was appropriate.

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-54-2022**

- 4) That **Don Bringle, agent for Rowan County, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **201 West Fisher Street** and designated within the **West Square** Local Historic District.

- 5) The proposed project is **not incongruous** as detailed in the application and staff finding number 1 and incorporated herein; the Applicant testified that the flag pole will be lit.”

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

Action

Sue McHugh 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-54-2022** subject to any conditions detailed in the Findings of Fact.”

Steve Cobb seconded the MOTION with all members present VOTING AYE (6-0), via voice vote.

H-55-2022, South Lee Street Parking Lot; Stephen Brown, Agent/Applicant; Wallace Properties I, LLC, Owner; (Parcel ID: 105 528)

Request

Install dumpster enclosure.

Identification of Property

Emily Vanek made a staff presentation; the Wallace Parking Lot has no prior COA history.

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 construct a dumpster enclosure to replace two parking spaces. The enclosure is 20’ 9” by 12’ 8” and 8’ tall, finished with brick walls and metal gates. Standard 5.3.1. says to use materials that are found in the district such as metal and brick.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-55-2022 at the South Lee Street parking lot located at 0 South Lee Street, within the Downtown Local Historic District (Parcel ID: 105 528).

Applicant Testimony

Stephen Brown was sworn in, and had nothing to add.

In response to questions from the Board, Mr. Brown clarified the plans, and tht they had been approved by the City of Salisbury. Metal paneling will be installed for gates, and the tree, walkway, and shrubs will remain. The Public Arts Commission will be apprised of the project, since their alley project is connected to this parking lot.

Public Comment

Carlton Rexrode, 127 South Lee Street, was sworn in. He lives nearby, and was confused as to where the dumpster would be situated. He approves of the project at its proposed location.

Deliberation

Members agreed the request meets Standards, and appreciated leaving the tree and shrubs as a screen.

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-55-2022**

- 1) That **Stephen Brown and Benjamin Parker, agents for Wallace Properties I LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **0 South Lee Street** and designated within the **Downtown Local** Historic District.

The proposed project is **not incongruous** as detailed in the application and staff finding number 1 and incorporated herein; Carlton Rexrode spoke in favor of the request.”

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

Action

Sue McHugh 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-55-2022** subject to any conditions detailed in the Findings of Fact.”

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

H-56-2022, 116 West Lafayette Street; J2 Land Investments, Owner; Brayden Lambert, Applicant; (Parcel ID: 011 413 and 011 111)

Request

Demolition

Identification of Property

Emily Vanek made a staff presentation. The house was built ca. 1945, in Minimal Traditional style, and is considered non-contributing to the North Main Street Local Historic District, as only a portion of the property is located within the district.

Staff Findings

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

- 1) The applicant has requested full demolition of the house located at 116 West Lafayette Street. The house is located on two parcels, one within the North Main Street Local Historic District, and one outside the district. The property is not within the North Main Street National Register Historic District. HPC has the authority to delay demolition for up to 365 days to allow time for all alternatives to demolition to be considered (Standard 6.1.1). The demolition should follow Standard 6.1.2.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-56-2022 at the house located at 116 West Lafayette Street, within the North Main Street Local Historic District (Parcel ID: 011 413 and 011 111).

Applicant Testimony

Brayden Lambert was sworn in. The Applicant wants to develop the property and the one next to it with single family homes. The interior is inundated with black mold, and in a state that prevents the house from being renovated.

The Board was reminded that they only have authority to delay the demolition.

The house is within the local district, and the attached garage is outside the district. The Applicant was under the impression that the full property was outside the district when the purchase was made. Mr. Lambert testified that they will follow existing zoning when developing the property, and ensure the new houses will meet HPC standards.

Graham Corriher, City Attorney, advised the Board to structure the Findings of Fact as a delay of 365 days or the approval of replacement structures.

Public Comment

John Lambert, COO of Prespro Homes, was sworn in. His company will be building the homes on the property. He testified to confusion during the due diligence phase of the purchase. They were under the impression the house was not located within the local district. He explained that the foundation is in such a state of disrepair, that demolition is the best option. He asked about the process of a delay.

Mr. Walker said if new construction was approved, the delay would be released.

Mr. Lambert assured the Board that they will provide plans at the next meeting, and will keep houses outside of the district within HPC-approved character.

Spencer Dixon, 927 North Main Street, was sworn in. He lives in the North Main Local Historic District, and is in favor of the demolition. He believes that adding houses to the district is a benefit,

and questioned the delay. Mr. Walker said the Board wants to ensure the new homes will follow HPC standards.

Deliberation

Members discussed the intent of the district; that it was most likely meant to capture the house in front. They would prefer the Applicant bring plans for approval prior to demolition, and discussed how to structure the Findings of Fact to achieve those ends.

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-56-2022**

- 1) That **Brayden Lambert, agent for J2 Land Investments LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **116 West Lafayette 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 finding number 1 and incorporated herein; additional testimony was provided by John Lambert, who said that care will be taken in the coming designs of new construction to follow our design guidelines, and to respect the culture of the North Main Historic District. Spencer Dixon said the goal of the new project meets the objectives of the standards, and he is in favor of forward momentum.
- 3) The additional conditions to be applied are that the demolition will be stayed for the earlier of 365 days, or the approval of the new construction COA”

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

Action

Sue McHugh 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-56-2022** subject to any conditions detailed in the Findings of Fact.”

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

Sue McHugh moved to instate Jon Planovsky.

OTHER BUSINESS

Minor Works Report

Members discussed HS-86-2022, a COA to apint a house using Rhinoshield, a new product. HPC Members have been approached with concerns that the product does not comply with standards. Ms. Vanek approved the project, as the standards do not define the use of particular brands. Until

more research can be done on the subject, any requests to use Rhinoshield, or similar products, will be brought to the full Board.

The Minor Works report was approved.

Approval of Minutes

Sue McHugh made a motion to approve the September minutes as written. It was approved by a voice vote of all Members present.

Local Historic Design Sign Program

Ms. Vanek shared the sign topper that will be attached to street signs in the Ellis Street Graded School District.

Historic Preservation Incentive Grants – FY 2022-2023 Awards

This year, the grant was able to award 25,000 in grants divided among all applicants.

Fisher Street Bridge Update

Public Works is currently getting public feedback on the 2 options available for restoration of the bridge. The options are as a pedestrian only or vehicular bridge. Members agreed that the bridge would provide better connectivity if renovated for vehicular use.

ADJOURNMENT

The meeting adjourned at 7:12 p.m. The next meeting will be held on Thursday, November 10, 2022 at the SRU Administrative Building, 1 Water Street.

Andrew Walker, Chair

Jennifer Pfaff, Secretary