



**Minutes
August 26, 2021**

The City of Salisbury Historic Preservation Commission met in a called session at 5:15 p.m. on Thursday, August 26, 2021, at 217 South Main Street in the Council Chamber.

Present: Steve Cobb, Eugene Goetz, Will James, Marcelo Menza, Andrew Walker, Acey Worthy;

Absent: Sue McHugh, Jon Planovsky and Larry Richardson;

Staff Present: Graham Corriher, Jennifer 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 due to a conflict of interest. He may be making a similar request of the Commission in a future application.

NEW CERTIFICATES OF APPROPRIATENESS

H-42-2021, 112 South Fulton Street; Beth and Glen Dixon, owners/applicants (Parcel ID: 010 027)

Andrew Walker was recused from the dais.

Emily Vanek and Glen Dixon were sworn in for testimony.

Request

Approval to replace gravel walkway with red stained, stamped concrete in cobblestone pattern.

Identification of Property

Emily Vanek made a staff presentation. She displayed the history of Certificates of Appropriateness for the property and remarked at the unusual occurrence of two demolition delays.

Staff Findings

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

- 1) The applicant has requested approval to replace the existing gravel walkway with stamped concrete. The walkway is about 7 feet wide and 100 feet long.
- 2) The applicant has proposed a London cobble pattern for the stamped concrete, to be stained red. Standard 4.2.10 states that typical walkways and paths are made up of brick, stone, or similar materials.
- 3) Many walkways within the district have been converted to concrete. A few examples of stamped concrete walkways are found in the West Square Local Historic District, including the front walkway at 305 West Horah Street and a side walkway at 225 South Fulton Street, located on the corner of South Fulton Street and West Bank Street.

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve H-42-2021 at the Fulton Mock Blackmer House located at 112 South Fulton Street, within the West Square Local Historic District (Parcel ID: 010 027), 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

Mr. Dixon informed the Commission that they had decided against staining the concrete red, instead using the same color and pattern as the photograph shown in the presentation. The example is from City Tavern on Fisher Street. Mr. Dixon explained that they wanted to use a similar design as one that was already in the District. He answered questions from the Commission: The example in the photograph is of stamped concrete. There will be a rolled edge corner at the grass. The existing brick in the front of the walkway will remain, and the steps are also brick. His contractor would like to rent the same stamp used by the City in the example, if it is available. According to Mr. Corriher, Mr. Dixon can contact either the City Manager or Public Works department to use the stamp.

Public Comment

None.

Deliberation

The Commissioners agreed that the request meets the Standards and is applicable to the area. They were very impressed at the quality produced by the stamp used in the example. Ms. Vanek will facilitate obtaining the City's stamp or a similar stamp to ensure an authentic looking pattern.

Finding-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-42-2021**

1. That Beth and Glenn Dixon, owners/applicants, appeared before the Commission and sought a Certificate of Appropriateness for the property located at 112 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; Mr. Dixon provided testimony and stated that the project would proceed from the existing brick up to the existing brick steps. The material will be a stone color and not stained red. They will attempt to utilize the same stamp used by the City for the stamped concrete example, as submitted with the application.
3. The findings are subject to the 2 conditions recommended by staff and incorporated herein. As an additional condition, the stamp used shall be commensurate with the stamp used by the City in the example shown as evidence."

Acey Worthy seconded the MOTION with all members present VOTING AYE. (5-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), Will James (AYE), Marcelo Menza (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-42-2021 subject to the conditions detailed in the Findings of Fact. "

Acey Worthy seconded the MOTION with all members present VOTING AYE. (5-0)

Roll Call: Steve Cobb (AYE), Gene Goetz (AYE), Will James (AYE), Marcelo Menza (AYE), and Acey Worthy (AYE).

Andrew Walker returned to the dais.

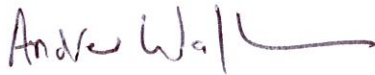
OTHER BUSINESS

Historic Preservation Incentive Grants

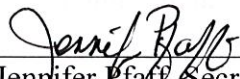
Ms. Vanek announced that the Historic Preservation incentive grants are open, and the deadline to apply is October 1. Postcards have been mailed and Ms. Vanek brought some for the members to distribute. \$20,000 is available, with grants offered of up to \$2,500.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.



Andrew Walker, Chair



Jennifer Pfaff, Secretary