

HISTORIC PRESERVATION COMMISSION

Minutes January 9, 2020

The City of Salisbury Historic Preservation Commission met in regular session at 5:15 p.m. Thursday, January 9, 2020, at 217 S. Main Street in the Council Chamber.

Present: Steven Cobb, Will James, Sue McHugh, Jon Planovsky, Elizabeth Trick, Andrew Walker and Acey Worthy

Absent: Eugene Goetz and Larry Richardson

Staff Present: Catherine Garner and Diana Cummings

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 Chair, Andrew Walker.

EX PARTE COMMUNICATION/ CONFLICT OF INTEREST OR APPEARANCE OF CONFLICT

NONE

NEW CERTIFICATES OF APPROPRIATENESS

H-01-2020, 129 W. Thomas Street–Russell Properties, LLC (owner/applicant); Cynthia Russell (agent)

Catherine Garner and Cynthia Russell was sworn in for testimony.

Request

Hand rails at steps for safety. Railing to be painted white.

Identification of Property

Catherine Garner made a staff presentation. Walton Apartments are located in the West Square Local Historic District (80s Extension) and classified as fill. It is Minimal Traditional style built Ca. 1940. The building was not old enough (50 year minimum for consideration) at the time of the National Register Nomination for the West Square Expansion in 1985. Now, this building is approaching 80 years old and could qualify to be contributing now that it has passed the age threshold.

The applicant is proposing to add a set of wood hand rails with pickets between the 4 x 4 (at the bottom and the top) to the four steps to the building for safety and intends to paint it white.

The proposed handrails would attach to the posts on the porch and would also be simple in style. The applicant has proposed balusters between the top column and the bottom post. This would be more decorative than the rest of the building, but not out of character and increases safety.

○ **Secretary of the Interior’s Standards for Rehabilitation**

- **Standard #9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Standard #10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

○ **Chapter 3.8 – Accessibility and Safety**

- **Guideline 3.8.2:** Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.

Public Comment

No one spoke in favor or opposition to the request.

Deliberation

Jon Planovsky agreed that it meets the criteria and it is made of wood. Steve Cobb added that it could be removed without damage. Sue McHugh said it is straightforward and she is ready to make a motion.

Finding of Facts

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-01-2020:

1. That Cynthia Russell, applicant/agent for Russell Properties LLC, owner, appeared before the Commission and sought a Certificate of Appropriateness
2. For the property located at 129 W. Thomas Street and designated within the West Square Local Historic District.
3. The applicant appeared before the Commission and described the project as follows: “Hand rails at steps for safety. Railing to be painted white with square pickets.”
4. That the following Historic District Design Guidelines were considered for this application, specifically: Secretary of the Interior’s Standards for Rehabilitation: Standards 9, 10; Chapter 3.8 – Accessibility and Safety, Guideline 3.8.2
5. That no one appeared before the Commission to present testimony and evidence related to the Guidelines.
6. That there are no mitigating factors to be considered prior to rendering a decision.

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

Action

I, therefore, move based on the testimony presented, the adopted Findings of Fact and the adopted Historic District Design Guidelines that the Commission approve H-01-2020 as submitted, and issue a certificate of appropriateness because it meets the design guidelines—specifically 3.5.5, 3.8.2, 3.8.5. It can be removed from the property without damaging the historic structure and the materials are appropriate.

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

HISTORIC LANDMARK APPLICATIONS

HL-02-2019, 124 S. Ellis Street—Jon Planovsky and Robert Lambrecht (owner/applicant); Pete Prunkl (agent)

Postponed to February 13 meeting.

OTHER BUSINESS

Minor Works Report was received by consensus.

APPROVAL OF MINUTES

December 12, 2019, minutes were approved as submitted.

ADJOURNMENT

The meeting adjourned at 5:30 p.m.

Andrew Walker, Chair

Diana Cummings, Secretary