



**Minutes  
April 11, 2024**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:30 p.m. on Thursday, April 11, 2024, in Salisbury City Council Chambers, 217 South Main Street.

**Present:** Spencer Dixon, Ellie Goodnow, Will James, Michael Kepley, Sue McHugh, Marcelo Menza, Schwartz

**Absent:** Larry Richardson, Jeff Richen

**Staff Present:** Graham Corriher, City Attorney; Hannah Jacobson, Planning Director; Jenni Pfaff, Secretary; Emily Vanek, Staff Liaison

**CALL TO ORDER AND INTRODUCTIONS**

The meeting was called to order by the Chair, Sue McHugh, at 5:30 p.m. She introduced the new members, Michael Kepley and Schwartz, and reviewed quasi-judicial procedures.

**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**

**COA03-2024-00035, 103 South Main Street; Griffin Brothers, Owner; Nick Konawalik, Applicant (Parcel ID: 105 519)**

Request  
Awning installation

Identification of Property

Emily Vanek made a staff presentation. The Victory Theater was built in 1920, in the standard commercial style. The building is classified as “Contributing” to the Downtown Local Historic District.

#### Staff Presentation

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 install a 22’ wide cloth storefront awning. The awning will be installed above the recessed storefront and windows and cover the black flashing from the canopy removal. Standard 4.7.15. says that new awnings should be based on historic documentation or from examples of other building of similar styles. The design of the proposed awning is similar to those found on other commercial buildings located across the street.
- 2) Standard 4.7.16. says to mount awnings in a way that does not obscure or damager historic features. No significant features of the building are located in the location of the proposed awning.

#### Staff Recommendation

Based on the preceding findings, staff recommends that the commission approve COA03-2024-00035 at the Victory Theater (Parcel ID: 105 519) located at 103 South Main Street within the Downtown Local Historic District.

#### Applicant Testimony

Nick Konawalik was sworn in. Mr. Konawalik clarified the manner the awning would be arranged. In response to questions from the board, he said the dimensions of the awning would match the example provided.

#### Public Comment

None.

#### Deliberation

Members felt the request was straightforward, with regard to the example. However there was disagreement on whether or not to approve without an actual drawing for the awning they plan to install.

#### Findings of Fact

Marcelo Menza 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 #COA03-2024-00035

- 1) That **Nick Konawalik, agent for Griffin Brothers Properties, LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **103 South Main Street** and designated within the **Downtown** Historic District.”

Spencer Dixon seconded the MOTION with all members present VOTING AYE (7-0), via voice vote.

Action

Marcelo Menza made a MOTION, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Table COA03-2024-00035** to gather the following additional evidence: Vertical and outward projection dimensions of the awning.”

Will James seconded the MOTION with all members present VOTING AYE (7-0), via voice vote.

**COA03-2024-00038, 408 South Fulton Street, Michelle McKay, Owner/Applicant (Parcel ID: 009 166)**

Request

Tin shingle roofing replacement.

Identification of Property

Emily Vanek made a staff presentation, including COA history. The Mauney House was built in 1900, in the Queen Anne style. The house is classified as “Contributing” to the West Square Local Historic District.

Staff Presentation

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 metal shingle roof with asphalt shingles. Standard 3.4.2 says to retain historic roofing material whenever possible and that new material should match the historic material in composition, size, shape, color, pattern, and texture. Standard 3.4.3 says that if a substitute material is requested for a full roof replacement, the substitute material should closely imitate the historic material and demonstrate quality and durability.

Staff Recommendation

Based on the preceding findings, staff recommends that the commission deny COA03-2024-00038 at the Mauney House (Parcel ID: 009 166) located at 408 South Fulton Street within the West Square Local Historic District.

Applicant Testimony

Michelle McKay was sworn in. She provided reference photos of roof visibility from the street, quotes for a selection of replacement roof systems along with examples. Ms. McKay reminded the board that the Hall House has the same roof coating as one of her examples, as well as nearby houses that have replaced tin roofs with similar shingles.

Ms. McKay responded to questions from the board:

- The architectural shingles she would like to use have a longer life span than tin.
- The entire back of the house needs to be replaced.
- She clarified the work to be done.

#### Public Comment

Ed Clement was sworn in. He spoke to the importance and historic significance of roofs to historic houses, and suggested a business-woman in Charlotte who could assist her in repairing the metal roof.

Steve Cobb was sworn in. As former president of the Historic Salisbury Foundation (HSF), he explained how the Hall House's tin roof was rehabilitated. He believes it is possible to save this tin roof, and asked that she contact HSF for assistance.

#### Deliberation

There was disagreement among members in the interpretation of the standards relating to roof replacement, and which materials are approved. They discussed the compatibility of rubber and asphalt roofs, as well as use of alternative materials.

#### Findings of Fact

Sue McHugh 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 #COA03-2024-00038

- 1) That **Michelle McKay, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **408 South Fulton Street** and designated within the **West Square** Local Historic District
- 2) The proposed project is **incongruous** with the special character of the district as detailed in the application and staff finding number 1 and incorporated herein;

Ed Clement and Steve Cobb each spoke in opposition of the request, and made suggestions as to how she could receive assistance to preserve the metal roof."

Will James seconded the MOTION with all members present VOTING AYE (7-0), via voice vote.

#### Action

Sue McHugh made a MOTION, "I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Deny COA03-2024-00038** based on the following: Asphalt replacement material does not meet the standard."

Will James seconded the MOTION. The motion passed with members present VOTING (4-3), via voice vote.

**COA03-2024-00037, 1427 North Main Street, Bivvy Homes, Owner; Bobby Robinson, Applicant (Parcel ID: 007 079)**

Request

Installation of faux chimney, gravel driveway, vinyl fencing.

Identification of Property

Emily Vanek made a staff presentation, including COA history. The Beaver-Klutz House, built in 1913 in the Victorian frame cottage style, is a “Contributing” structure within the North Main Street Local Historic District.

Staff Findings

Staff finds the following elements of the project to be partially incongruous with the character of the North Main Street Local Historic District:

- 1) The applicant has requested approval to replace an already removed with a faux chimney. The exterior of the chimney will be composed of brick, but it will not be operable. Secretary of the Interior’s Standards for Rehabilitation #2 says that distinctive features of properties will be retained and preserved. Brick samples and height measurements have not been submitted.
- 2) The applicant has also requested approval to install a 9’ by 18’ gravel driveway in the north front yard of the property. Standard 4.2.11. says that gravel is an appropriate material for new driveways and to keep the scale and size of the driveway consistent with others in the district. Driveways off of North Main Street are typically 10’ wide. The proposed driveway does meet minimum City’s LDO standards for a one-car driveway (9’ by 18’ required for each parking space). There is alley access at the rear of the property, and staff recommends that the new driveway be located in the rear rather than the front. Survey of the property from 2022 shows that the house is located about 5’ from both side property boundaries, so a new driveway would not fit on either side.

Staff Recommendation

Based on the preceding findings, staff recommends that the commission approve COA03-2024-00037 at the Beaver-Klutz House (Parcel ID: 007 079) located at 1427 North Main Street within the North Main Street Local Historic District, subject to the following conditions:

- 1) New driveway will be located at the rear of the property and connected to the alleyway.

Applicant Testimony

Bobby Robinson was sworn in. Regarding the driveway; there are challenges with a neighbor who is obstructing the back alleyway used by several houses for access. He explained that the chimney had been removed prior to his knowledge that the house was in a local historic district. He has no dimensions for the new chimney.

Public Comment

None.

Deliberation

Members discussed the worth of replacing the chimney, especially since it is artificial with no supports, and whether that would be a good solution, since there are no dimensions or specifications. They speculated it would be best to deny so he won't be required to replace the chimney.

Members discussed the feasibility of placing a side driveway, and could not see the possibility.

#### Findings of Fact

Marcelo Menza 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 #COA03-2024-00037,

- 1) That **Bobby Robinson, agent for Bivvy Homes, LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **1427 North Main Street** and designated within the **North Main Street** Local Historic District
- 2) The proposed project is **incongruous** with the special character of the historic district as detailed in the application and staff findings numbers 1 and 2, and incorporated herein;
- 3) The findings are subject to the 1 condition recommended by staff and incorporated herein."

Will James seconded the MOTION with all members present VOTING AYE (7-0), via voice vote.

#### Action

Marcelo Menza made a MOTION, "I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Deny COA03-2024-00037** based on the following:

The proposed driveway and chimney are incongruous to the special character of the district."

Will James seconded the MOTION with all members present VOTING AYE (7-0), via voice vote.

Spencer Dixon made a motion to recuse Sue McHugh, and to install Ellie Goodnow as Chair. Will James seconded the motion with all members present voting AYE (6-0), via voice vote.

**COA02-2024-00020, 217 South Main Street, City of Salisbury, Owner; Chris Tester, Michael Hanna, Stephen Brown, Applicants (Parcel ID: 106 572)**

#### Request

Window replacement

#### Identification of Property

Emily Vanek made a staff presentation, including COA history. The Salisbury City Hall, built in 1966, in the Classical Revival style, is considered "Non-Contributing" within the Downtown Local Historic District.

Staff Findings

Staff finds the following elements of the project to be partially incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to replace all windows on the structure with aluminum windows. The building was extensively remodeled in 1998 and the existing façade is set 25 feet in front of the mid-century façade. The existing windows are original to the addition, but are not historic (under 50 years in age). The Local Historic Design Standards prioritize repair over replacement of historic features. When repair is not possible, Standard 3.3.3. says to replace windows with new that match the existing in size, design, and material. The proposed windows are aluminum and lack the pane division of the existing windows. Standard 3.3.8. says to not replace windows with stock items that do not fill the original openings and that snap-in windows are not appropriate replacements for true-divided lights.

Staff Recommendation

Based on the preceding findings, staff recommends that the commission approve COA02-2024-00020 at the City Hall located at 217 South Main Street (Parcel ID: 106 572) within the Downtown Local Historic District, subject to the following condition:

- 1) The replacement windows be sized to each individual window opening with true divided light windows with 6-over-6 pane divisions to meet Standard 3.3.8. The applicant shall submit specifications to staff before installation.

Applicant Testimony

Stephen Brown was sworn in. The windows have been replaced previously with metal clad, and he related the condition of the 32 windows that currently need to be need replaced due to water intrusion, mold, and deterioration.

Mr. Brown answered questions from the board:

- The replacement windows will be wood with metal.
- The colors will match, and the windows will have seals.

Public Comment

Clyde was sworn in. He does not believe the windows are in so much disrepair that they need replaced, and reminded the board of their job to preserve the historic nature of structures, including wood windows. He made suggestions as to how the windows could be repaired instead of replaced with metal.

Steve Cobb does not believe the windows are in bad condition, and doesn't understand why money needs to be spent on replacements. He feels the same way about the replacements for windows in the City Office Building.

Deliberation

Members discussed better alternatives, and agreed that the windows aren't ready to be replaced.

Findings of Fact

Will James 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 #COA02-2024-00020,

- 1) That **Stephen Brown, agent for City of Salisbury, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **217 South Main Street** and designated within the **Downtown** Local Historic District
- 2) The proposed project is **incongruous** with the special character of the historic district as detailed in the application and staff finding number 1, and incorporated herein; Steve Cobb and Clyde spoke in opposition to the request."

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

Action

Will James made a MOTION, "I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Deny COA02-2024-00020** based on the following:

The windows are repairable."

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

**COA02-2024-00021, 132 North Main Street, City of Salisbury, Owner; Chris Tester, Michael Hanna, Stephen Brown, Applicants (Parcel ID: 102 462)**

Request

Window replacement

Identification of Property

Emily Vanek made a staff presentation, including COA history. The Salisbury City Office Building, built in 1926, in the Classical Revival style, is considered "Contributing" within the Downtown Local Historic District.

Staff Findings

Staff finds the following elements of the project to be incongruous with the character of the Downtown Local Historic District:



- 1) The applicant has requested approval to replace all windows on the third, fourth, and fifth stories of the structure with aluminum windows. The existing windows on the southern, western, and northern elevations are original to the building, while the windows on the front elevation are replacement aluminum clad wood windows. The Local Historic Design Standards prioritize repair over replacement of historic features. When repair is not possible, Standard 3.3.3. says to replace windows with new that match the existing in size, design, and material. The proposed windows are aluminum, one over one windows. The existing windows are one over one windows on the front and north elevations and two over one the west and south elevations. The material of the northern elevation windows are wood, and steel on the western and southern elevation with fire rated wire between the glass panes. Standard 3.3.8. says to not replace windows with stock items that do not fill the original openings and that snap-in windows are not appropriate replacements for true-divided lights.

#### Staff Recommendation

Based on the preceding findings, staff recommends that the commission approve COA02-2024-00021 at the City Office Building (Parcel ID: 102 462) located at 132 North Main Street within the Downtown Local Historic District, subject to the following condition:

- 1) Replacement only be allowed for the aluminum clad replacement windows on the front elevation. Original wooden and steel windows should be restored to meet Standard 3.3.3.

#### Applicant Testimony

Stephen Brown repeated the reasoning and specifications used in the previous case for Salisbury City Hall.

#### Public Comment

Clyde repeated his sentiments for the previous case in this one.

Karen Lily-Bowyer was sworn in. Her house has been designated a Landmark, and she believes that if she made the same request, she would be denied. She asked the board to please deny.

Steve Cobb repeated his opposition, as in the previous case.

#### Deliberation

Members believe that in this case, the windows that have already been replaced previously should be again, according to Staff's recommendation.

#### Findings of Fact

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 #COA02-2024-00021

- 1) That **Stephen Brown, agent for City of Salisbury, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **132 North Main Street** and designated within the **Downtown** Local Historic District
- 2) The proposed project is **not incongruous** with the special character of the historic district as detailed in the application and staff finding number 1, and incorporated herein; Clyde, Karen Lily-Bowyer, and Steve Cobb spoke in opposition to the request.”

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

#### Action

Spencer Dixon made a MOTION, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve COA02-2024-00020** 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.

**COA01-2024-00001, 323 East Fisher Street, HSL Legacy Properties, LLC., Owner; Julian Hernandez, Applicant (Parcel ID: 010 339)**

#### Request

New construction – two-family house

#### Identification of Property

Emily Vanek made a staff presentation. The vacant lot is located within the Brooklyn-South Square Local Historic District.

#### Staff Findings

Staff finds the following elements of the proposed project to be partially incongruous with the character of the Brooklyn-South Square Local Historic District:

- 1) The property owner has requested approval to construct a new two-family house on 323 East Fisher Street.

#### *Setbacks and Orientation*

- 2) Houses on this block of East Fisher Street range from about 15-25 feet setback from the front property line. The new house is proposed to be 20 feet setback, which is appropriate according to Standard 5.1.1.
- 3) Houses on this block generally range from about 10-15 feet apart. The house is about 20 feet away from 200 South Long Street (rear) and 12 feet from 319 East Fisher Street, which is consistent with Standard 5.1.3.

- 4) House will face East Fisher Street, which is consistent with other structures on the block and Standard 5.1.4.
- 5) Driveway will be located on western side of property and be 9' wide. Additional parking area should be located behind the house to be consistent with Standard 5.1.7. Front walkways leading from the public sidewalk to the front porches should be introduced to meet maintain the residential character of the street yard.

### *Size and Scale*

- 6) The height from the foundation to the frieze is 7' 4" and the height from the foundation to the tip of the roof is 18' 5". The height is similar to 200 S. Long Street which is consistent with Standard 5.2.1. Houses on this block are generally 1 or 2 stories.
- 7) The house is considerably wider than it is tall, which is consistent with contributing structure on this block including 200 S. Long Street and 319 E. Fisher Street and Standard 5.2.2.
- 8) Standard 5.2.3. says to introduce new windows and doors that are compatible with those on contributing structures in the district. Windows in the area are generally one over one or multi-paned over one. Proposed windows are one over one, which is consistent with the block. Proposed doors are unglazed, which is inconsistent with other bungalow houses on the block and in the district.
- 9) Houses on this block have consistent front fenestration patterns with centered front door with symmetrical windows on either side. The proposed front elevation has the same fenestration pattern.
- 10) Hipped roof is consistent with other roof forms in the district and Standard 5.2.4.

### *Materials, Design Elements, and Rhythm*

- 11) Standard 5.3.1. says to use materials that are commonly found in the district. The house is proposed to be clad with smooth cementitious siding and have a composition shingle roof. The front and back walls have some articulation, which is similar to other structures on this block.
- 12) House is set on crawlspace foundation, same as other structures on the block. Columns are rounded, which is inconsistent with other bungalow houses. Bungalows typically have tapered or square piers. Standard 5.3.4. says to ensure architectural details on new buildings complement the details of contributing buildings in the district.
- 13) The largest expanse of blank wall is about 20' on side elevations.

- 14) Standard 5.3.7. says that new construction should not directly copy historic buildings to differentiate the old from the new, but to ensure new construction is compatible with the district.
- 15) One large canopy tree has been removed without prior COA approval. This tree should be replaced with another recommended by the City Arborist to meet Standard 4.5.2. Any future tree removals will require an additional COA.

#### Staff Recommendation

Based on the preceding findings, staff recommends that the commission approve COA01-2024-00001 at the vacant lot located at 323 East Fisher Street (Parcel ID: 010 339) and designated within the Brooklyn-South Square Local Historic District, subject to the following conditions:

- 1) A landscaping plan be created and implemented with the City Arborist to meet Standard 4.5.2.
- 2) Front walkways leading from the public sidewalk to each of the two front porches be introduced to meet Standard 7.4.3.
- 3) Any additional parking spaces be located in the rear of the property and screened from view from the right-of-way with additional plantings to meet Standard 5.1.7.
- 4) Front columns be composed of wood to meet Standard 5.3.1.
- 5) Paint colors meet the paint and color Standards for Craftsman styled homes in Chapter 3.9 to be consistent with nearby structures. Paint colors samples must be submitted to staff prior to painting for approval.

#### Applicant Testimony

Katherine Hernandez was sworn in, and said she was happy to follow all recommendations.

Members questioned a multi-family structure, and whether or not HPC can decide a case based on the Land Development Ordinance (LDO). Hannah Jacobson explained that LDO regulations are not used by HPC, and that the zoning permit will come from the Development Services department. HPC should judge this case solely on their standards.

Ms. Hernandez explained that both sides will park in the same area, which will be out of street view.

#### Public Comment

Greg Rapp was sworn in. He is confused why multi-family housing is now being allowed in an historic district, and read parts of the LDO he feels illustrate the request should be denied.

Richard Brown was sworn in. He has no issue with a larger single-family home, and would like to see lighting plans, as well as others. He laments the removal of the tree.

Acey Worthy was sworn in. He objects to a duplex being built on the property instead of a single-family home.

Steve Cobb said houses should be built to complement the historic nature of the district.

Patty Jeager was sworn in. She, also, objects to the request, and would like a single-family house to be built on the property.

#### Deliberation

HPC does not decide the use of a structure, only if the request meets their standards. Development Services will facilitate the permit, and if it complies with the LDO.

Members decided they needed a more updated drawing in order to make a more informed decision.

#### Action

Spencer Dixon made a MOTION, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Table COA02-2024-00001** to gather the following additional information: a more complete drawing.”

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

**HL-08-2023, 228 West Bank Street, The McKenzie-Grimes House; Randall Cernohorsky and John Causby, Owners; Karen Lilly-Bowyer, Agent**

#### Request

Local Historic Landmark property application.

#### Identification of Property

Emily Vanek made a staff presentation, including local historic landmark criteria. The McKenzie-Grimes House, built in 1902, in the Queen Anne Free Classic style, is classified as “Contributing” to the West Square Local Historic District and the Salisbury National Register District.

#### Staff Findings

##### Special Significance

The applicant has requested consideration for landmark designation under Criteria C as an excellent example of the Queen Anne Free Classic style. Queen Anne Free Classic are a bit of a contrast from the typical Queen Anne style, thought of with delicate spindle work and ornamental detailing, Free Classic have classic columns and thick porch columns, similar to the Colonial Revival style. Like other Victorian styles, Free Classic homes are often asymmetrical with character-defining cornice and eaves details, large front porches, and multi-sashed windows. Free Classic peaked in popularity between 1900-1910. Though the McKenzie-Grimes House is a great example of the Queen Anne Free Classic, it is not the only structure in Salisbury built in this style. Other examples include the Gaskill House (402 S. Ellis Street) and Clement House (302 S. Ellis Street), among others.

The applicant has also requested consideration under Criteria A for the property's association with the conservation movement in Salisbury. The house was the first property purchased by the Historic Salisbury Foundation using a revolving fund model. The property was purchased by the foundation in 1974.

### Integrity

Detailing such as the fluted pilasters between grouped windows, dentil blocks, wreath motifs, diamond-patterned windows, Palladian windows, roof finials, and scaled shingles contribute to the unique character of the house. Though the tower is clad with wooden shingles, it's later covering of vinyl siding on the main house damage the material integrity of the structure. The house has wooden Tuscan columns and square roofline balustrade above the driveway, which solidify the Free Classic style. The house remains on its original location, with an intact setting within the West Square neighborhood among other residences and compatible street character and landscaping.

The McKenzie-Grimes House remains at its original location on a corner lot at the intersection of West Bank and South Jackson Streets. The house remains within its neighborhood context in the West Square neighborhood, as it was built. Some commercial development and parking lots at the AT&T building and Rowan County Library Headquarters have altered the original setting of the property.

### Designation

The entire exterior of the house is included in the proposed designation report. The property is located with the West Square Local Historic District, so the property will be subject to the COA process regardless of landmark status. Modern pool and pool house have been excluded from the proposed designation.

Several interior features, including stained glass windows, built in wooden bookshelves with leaded glass doors, and two fireplace mantels.

### HPC Pre-Application Action

At their December 14, 2023, meeting, HPC members had a discussion regarding the past replacement of siding, portions of the roof, and windows, and whether these made moot the designation of the property as a landmark. Ultimately, HPC voted 6-1 that the property is likely to retain special significance and all seven aspects of integrity worthy of landmark designation.

### SHPO Comment

The applicant prepared a full designation report, which was forwarded to the State Historic Preservation Office for their 30-day review and comment. National Register Coordinator Jeff Smith reviewed the report and offered the following comments:

*The LDR provides adequate support for local landmark designation of the McKenzie-Grimes House (RW0296) in Salisbury, Rowan County.*

*Section IV (the assessment) of the report, enumerates the characteristics and hallmarks of the Free-Classic Queen Anne style allowing for the McKenzie-Grimes's architectural significance to be evaluated within an appropriate architectural context. The assessment provides a solid architectural analysis and illustrating how the house indeed exemplifies the Free Classic Queen Anne style.*

*Despite the application of aluminum siding, the character-defining woodwork remains visible and the houses adequate historic integrity to convey its architectural appearance. It appears that this c. 1902 Queen Anne has been carefully preserved and sympathetically restored, where appropriate.*

*I would like to mention the following technical anomalies in the report:*

- *Use of the word 'agglutinated' (page 5) in this context is confusing. Would massing not achieve the same result?*
- *Architecturally, a turret is a type of tower. It seems redundant to include both words juxtaposed in the architectural description.*
- *Use of the word spiracle in this context should be reconsidered. Is the domed tower roof vented in some way?*
- *The correct spelling of porta cochere is porte cochere.*
- *Current photos should be captioned as "photo (number)" rather than figure. Figure is typically used in captions for maps, documentary photographs, etc.*

*Thank you for the opportunity to comment on this report.*

#### Applicant Testimony

Karen Lilly-Bowyer made a presentation to the HPC, outlining the owners' confidence in the special significance of the house as worthy of landmark status.

#### Public Comment

Jon Planovsky spoke against assigning landmark status to the house, and that the replacement of the siding is a substantial issue. He reminded the board that national historic standards are far less stringent than HPC's local standards. Landmark designation should be for the highest degree of integrity, but he stated this sentiment doesn't take away from the fact that it is a beautiful house.

Steve Cobb regretted not attending the pre-application meeting as an HPC member, as he would have pushed for denial. He agrees with SHPO's sentiment regarding the beauty of the house, but disagrees with landmark designation, due to the vinyl siding, replacement of the original turret and windows, etc. Mr. Cobb requests denial, and that the HPC be more stringent in landmark decisions.

Karen Lilly-Bowyer responded to the above comments, and explained why the siding was replaced.

John Causby (owner) displayed an aerial photo from ca. 1920, explaining that this house is the only one remaining from that photo. He told the board they are trying to protect the house.

#### Deliberation

Members discussed the integrity of the house, and the later siding. They felt more time needs to be taken to evaluate landmark requests in the future.

Motion

Spencer Dixon made a MOTION to defer the decision to a later date, after members have had an opportunity to study the request further.

Marcelo Menza seconded the MOTION. The motion carried with all members present VOTING AYE (6-0), via voice vote.

**OTHER BUSINESS**

Committee Reports

There were no updates on the Landmark, Grants, or Cultural Preservation committees.

Minor Works Report

Spencer Dixon made a motion to approve the report as written, Will James seconded the motion; all members present voted AYE via voice vote.

Election of Chair and Vice-Chair

Members decided to delay the vote until the May meeting.

Approval of Minutes

Spencer Dixon made a motion to approve the March, 2024 minutes as written. Will James seconded the motion. All members present voted AYE via voice vote.

Standards Update Committee

Spencer Dixon, Will James, Marcelo Menza, and Schwartz volunteered to serve on this committee.

Quasi-judicial Training

A special meeting will be scheduled before the May meeting to provide training members.

**ADJOURNMENT**

The meeting adjourned at: 8:59 p.m. The next meeting will be held on Thursday, May 9, 2024, in Council Chambers at Salisbury City Hall, 217 South Main Street.

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Sue McHugh, Chair

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Jennifer Pfaff, Secretary